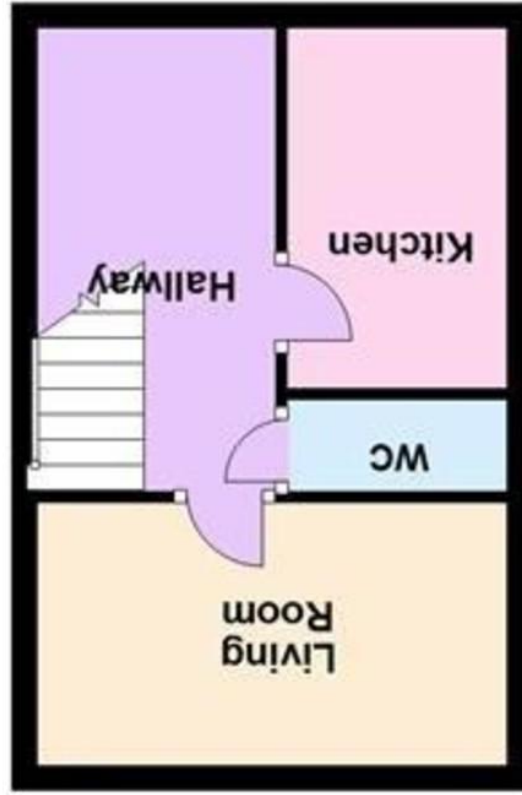


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

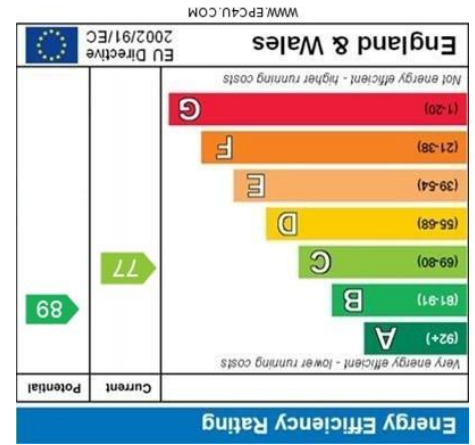


First Floor



Ground Floor

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SOUGHT AFTER ESTATE
- DRIVEWAY FOR THREE CARS
- FAMILY BATHROOM & DOWNSTAIRS W/C

Horseshoe Crescent, Great Barr, Birmingham, B43 7DN

Offers Over £270,000



Property Description

*** DRAFT FDETAILS - AWAITING VENDOR APPROVAL ***

A superbly presented and well appointed three bedroom semi detached house with a three car driveway and access to the garden via the side access.

Well situated on the popular Netherhall development in a conservation area the property is well located for all local amenities and commuting. The central heating boiler has been replaced and the property benefits from a refurbished kitchen and a downstairs W/C to compliment the family bathroom.

An internal inspection of this lovely home is essential to appreciate to following:

SPACIOUS HALLWAY With two ceiling lights, radiator, laminate flooring, under stairs storage cupboard.

KITCHEN 9' 9" max x 8' 4" max (2.97m x 2.54m) Having built-in gas oven and hob with extractor fan, space for fridge/freezer, wall and base cupboards, space for washing machine and dishwasher, spotlights to ceiling, laminate floor.

DOWNSTAIRS WC 7' 11" max x 3' 7" max (2.41m x 1.09m) Laminate flooring, comprising of ceiling light, toilet and wash hand basin.

LIVING ROOM 17' 3" max x 14' 11" max (5.26m x 4.55m) Carpeted, window to the rear, door leading to garden, radiator, bio ethanol heater, feature wall, two ceiling lights and window to the side.

FIRST FLOOR

BEDROOM ONE 14' 11" max x 8' 3" max (4.55m x 2.51m) Double bedroom ceiling light point, two windows to the front, radiator, carpeted.

BEDROOM TWO 15' 0" max x 7' 2" (4.57m x 2.18m) Double bedroom, radiator, window to the rear, ceiling light point.

BEDROOM THREE 10' 11" max x 7' 8" max (3.33m x 2.34m) Ceiling light point, window to rear, radiator.

FAMILY BATHROOM 8' 3" max x 7' 3" max (2.51m x 2.21m) Laminate flooring, tiled walls, toilet, sink, bath with shower over, towel radiator.

REAR GARDEN Having shed, being paved with an area for plants, fence surrounding, south facing garden.

AGENTS NOTE There is external and internal CCTV at the property.



Council Tax Band C - Walsall

Predicated mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
 Broadband Type = Ultrafast. Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

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