

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

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBox

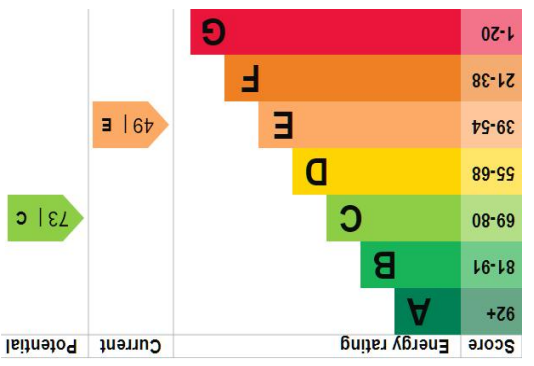


**LEGAL READY**

“How does this help me?”

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyor.



Great Barr | 0121 241 4441



- Large Detached Family Residence
- Welcoming Reception Hall
- Three Reception Rooms
- Breakfast Kitchen/Diner
- Guest WC
- Five Bedrooms & Family Bathroom



Wye Cliff Road, Handsworth, B20 3TB | Offers Over £450,000

## Property Description

### DRAFT DETAILS - AWAITING VENDOR APPROVAL

This SUPERB DETACHED FAMILY HOME is ideally located for good school catchment, shops and the main commuter routes to Birmingham City Centre. In brief the ground floor accommodation comprises of welcoming reception hall, dining room, lounge, sitting room, breakfast kitchen/diner and guest WC. On the first floor there are FOUR DOUBLE BEDROOMS and a family bathroom. Whilst to the second floor there is a fifth bedroom and access to loft space. Outside there is a well maintained large family garden to the rear whilst to the front there is off road parking and access to a garage. **MUST BE VIEWED** to fully appreciate the overall size and potential of the accommodation on offer. Call Green & Company to arrange your viewing.

APPROACH approached via lawned front garden having an array of shrubs/plants, paved driveway and paved pathway leading to front reception door.

RECEPTION HALL having window to side elevation, ceiling light point, power points, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

LOUNGE 18' 8" (max.) x 13' 1" (5.69m x 3.99m) having bay window, ceiling light point, power points, central heating radiator and feature fire surround with inset gas fire.

DINING ROOM 20' 0" x 16' 0" (max.) (6.1m x 4.88m) having windows to side elevation, ceiling light point, power points, two central heating radiators and windows and doors opening to rear garden.

SITTING ROOM 9' 10" x 15' 0" (3m x 4.57m) having window to side elevation, ceiling light point, power points, central heating radiator, door to garage and door to breakfast kitchen/diner.

BREAKFAST KITCHEN/DINER 14' 11" x 14' 5" (4.55m x 4.39m) having windows to side and rear elevations, ceiling down lights, power points, a range of wall and base units with worktop surfaces over, ample space for a range of appliances, inset sink and drainer with mixer tap over, space and plumbing for washing machine, kitchen island with storage beneath, complementary tiling to floor and walls and UPVC double glazed door to rear giving access to garden.

GUEST WC having opaque window to side elevation, ceiling light point, low flush WC.

FIRST FLOOR LANDING having window to side elevation, ceiling light point, power points, stairs to second floor accommodation and doors leading off to all rooms.

MASTER BEDROOM 16' 11" x 13' 3" (5.16m x 4.04m) having window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 16' 11" (max.) x 10' 10" (min.) (5.16m x 3.3m) having window to rear, ceiling light point, power points and central heating radiator.

BEDROOM THREE 15' 1" x 14' 5" (4.6m x 4.39m) having ceiling light point, power points and central heating radiator.

BEDROOM FOUR 12' 7" (max.) x 10' 0" (3.84m x 3.05m) having bay window, ceiling light point, power points and central heating radiator.

FAMILY BATHROOM having opaque window to side elevation, ceiling light point, a matching suite comprising of corner bath with mixer taps over, pedestal wash hand basin, enclosed shower cubicle with electric power shower, low flush WC, central heating radiator, extractor fan and complementary tiling to walls and floors.

WC having opaque window to side elevation, ceiling light point and low flush WC.

SECOND FLOOR having window to side elevation, ceiling light point and doors off to bedroom and loft space.

LOFT SPACE (Unmeasured) having light point and providing useful storage space.

REAR GARDEN having a paved patio with steps leading down to mainly lawned garden space surrounded by an array of shrubs and plants.

### FRONT OF PROPERTY

GARAGE (Unmeasured) having power and lighting and providing useful storage space. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

COUNCIL TAX BAND D Birmingham City Council

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.

