

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



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.

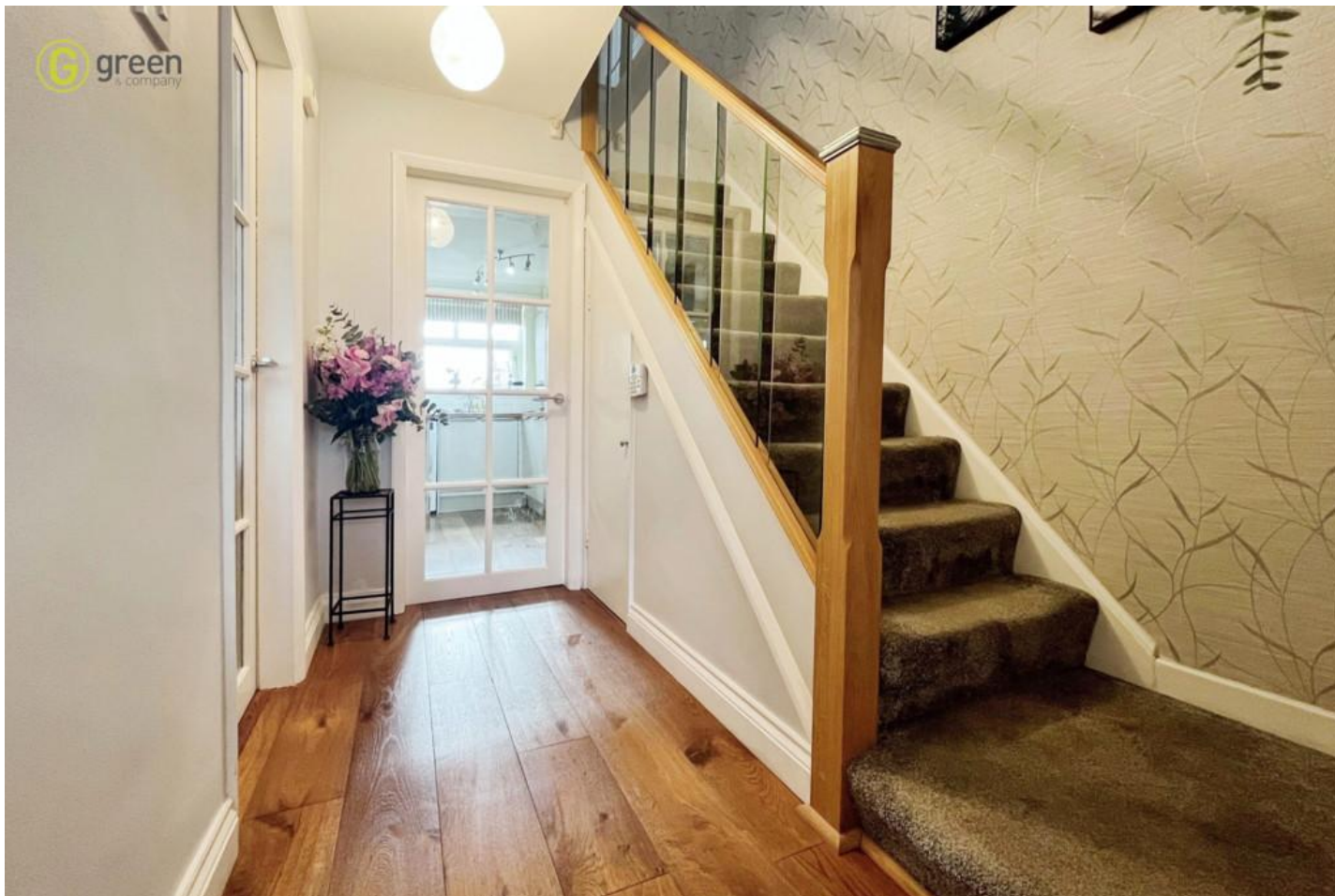
Great Barr | 0121 241 4441



- TERRACE FAMILY HOME
- THREE BEDROOMS
- KITCHEN DINER
- DOWNSTAIRS W/C
- CONSERVATORY
- PRIME LOCATION

Linden Avenue, Great Barr, Birmingham, B43 5JU

£245,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Welcome to this immaculate terraced house, perfect for families and couples alike. Situated in a peaceful and quiet location, this property offers easy access to public transport links, local amenities, green spaces, nearby parks, and picturesque walking routes.

This stunning home boasts a spacious open-plan reception room with large windows, creating a bright and airy living space. The open-plan kitchen is a highlight of the property, featuring oak floors and wood countertops, natural light, built-in dishwasher, and a kitchen diner area - ideal for hosting family gatherings or dinner parties.

The house comprises three bedrooms, including two double bedrooms with built-in wardrobes and a single bedroom with ample natural light. The newly refurbished bathroom offers a luxurious touch with a free-standing shower.

Notable features of this property include a garage, south facing garden, conservatory with bi folding doors upon entry, and canal access, providing additional charm and practicality to the home.

Don't miss the opportunity to make this lovely property your own and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing.

HALLWAY With oak flooring, ceiling light point, radiator, stairs leading to first floor, under stairs storage and doors to:-

WC With ceiling light point, window to rear, sink, toilet and cabinet and storage cabinet.

KITCHEN/DINER 18' 4" MAX x 10' 10" MAX (5.59m x 3.3m) Having ceiling light point, radiator, built in double oven, gas hob and extractor above, integrated dishwasher, sink, window to rear, oak flooring and bi-folding doors leading into conservatory.

LIVING ROOM 14' 2" x 11' 8" (4.32m x 3.56m) Having bay window to front, radiator and ceiling light point.

CONSERVATORY 10' 6" x 10' 2" (3.2m x 3.1m) Having tiled flooring, ceiling light point, electric points and patio doors to rear.

LANDING Having wooden and glass balustrade, ceiling light point and doors to:-

BEDROOM ONE 12' 6" x 11' 8" (3.81m x 3.56m) Having ceiling light point, radiator, window to rear and built in wardrobes.

BEDROOM TWO 11' 8" x 11' 6" (3.56m x 3.51m) Having ceiling light point, radiator, window to front and built in wardrobes.

BEDROOM THREE Having ceiling light point, radiator and window to front.



BATHROOM 7' 6" x 6' 6" (2.29m x 1.98m) Having freestanding shower, toilet, sink, half tiling to walls, spotlights, window to rear and towel radiator.

OUTSIDE To the rear is a paved patio area, lawn, garden shed, a variety of shrubs and plants, greenhouse and wooden fence leading to access route to canal at the rear.

GARAGE 15' 8" x 7' 6" (4.78m x 2.29m) With up and over garage door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 11Mbps.
 Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.
 Networks in your area - Openreach, Virgin Media

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.

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