

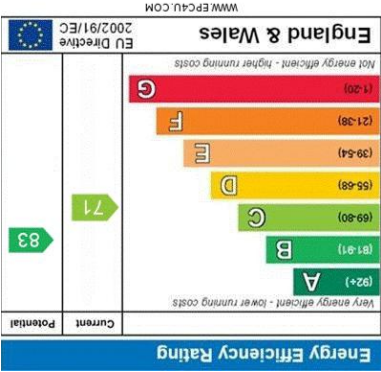
NOT TO SCALE. THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



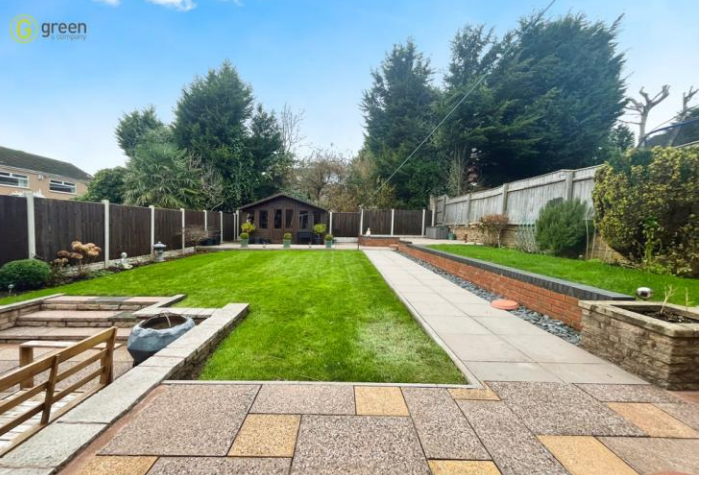
Great Barr | 0121 241 4441



- SPECTACULAR DETACHED FAMILY HOME
- FOUR BEDROOMS
- GROVE VALE ESTATE
- BEAUTIFULLY LANDSCAPED GARDEN
- OPEN PLAN KITCHEN DINER

Packwood Drive, Great Barr, Birmingham, B43 6BD

Offers in the region of
£600,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

This immaculate five bedroom detached house is now available for sale. Perfectly suited for families, it is located in a highly sought-after area near parks and green spaces, offering a serene and tranquil environment.

The property benefits from an open-plan design which creates a bright and spacious atmosphere throughout. The reception room is separate, featuring large windows that bring in an abundance of natural light and offer a delightful garden view.

The kitchen is truly the heart of the home, boasting an open-plan layout with dining space. It is fitted with quartz worktops and built-in appliances. Adding to the appeal is the single garage, providing secure parking or additional storage space.

The house offers four well-proportioned bedrooms. The master bedroom and the other three bedrooms are all equipped with built-in wardrobes, providing ample storage space. The three double bedrooms and one single bedroom are tailored to accommodate the varying needs of a growing family.

The bathroom is elegantly designed with both a bath and shower, finished beautifully with marble flooring.

Externally, the property stands out with its landscaped garden, perfect for outdoor entertainment and relaxation.

This house falls under the Council Tax Band F, ensuring affordable local tax rates. It is a unique opportunity to acquire a home that combines the appeal of a peaceful location with the convenience of a well-designed, modern property.

Your new home is waiting for you in this beautiful, open-plan, four-bedroom detached house.

ENTRANCE HALL Granite tiling, spotlights, radiator, stairs leading to first floor.

DOWNSTAIRS WC Having marble flooring, toilet, sink, towel radiator, window to rear.

LOUNGE 20'6" x 13'0" (6.25m x 3.96m) Two ceiling light points, Karndean flooring, bay window to front, two radiators, patio door to rear garden and floating cabinet.

OPEN PLAN KITCHEN DINER 20'2" x 19'2" (6.15m x 5.84m) Having Karndean flooring, spotlights, electric under floor heating, double oven, built-in microwave, built-in fridge/freezer, hob, extractor fan, built-in dishwasher, sink with pull out tap, Quartz work surfaces and window to rear garden, window to side, patio doors to rear garden, two radiators.

FIRST FLOOR LANDING Ceiling light point, bay window to front, radiator.

BEDROOM ONE 13'8" x 10'8" (4.17m x 3.25m) Two ceiling light points, Karndean flooring, radiator, window to rear and built-in wardrobes.

BEDROOM TWO 11'6" x 9'10" (3.51m x 3m) Karndean flooring, ceiling light point, window to rear, built-in wardrobes and cupboards.

BEDROOM THREE 10'0" x 9'0" (3.05m x 2.74m) Ceiling light point, window to rear, radiator, Karndean flooring.

BEDROOM FOUR 11'0" x 7'8" (3.35m x 2.34m) Karndean flooring, ceiling light point, window to front, radiator, built-in wardrobes.

BATHROOM 8'8" x 6'2" (2.64m x 1.88m) Having marble flooring, ceiling light point, tiled, window to rear, bath, sink, toilet, towel radiator and free-standing shower, extractor fan.

LOFT Having loft ladder, insulated, boarded and has electrics.

GARAGE 16'8" x 8'6" (5.08m x 2.59m) Laminate flooring, electric up and over door, two ceiling light points, boiler.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Having side access, paved area, steps leading to grass, area for flower and shrubs, further paved area, CCTV at the front and back, shed having ceiling light point, two electric sockets.

Council Tax Band D - Sandwell

Predicted mobile phone coverage and broadband services at the property:

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 172 Mbps. Highest available upload speed 23 Mbps.
Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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WANT TO SELL YOUR OWN PROPERTY?
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