

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



**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



- SEMI DETACHED FAMILY HOME
- MUCH SOUGHT AFTER LOCATION
- SCENIC VIEWS TO REAR
- TWO RECEPTION ROOMS
- CONSERVATORY

Pomeroy Road, Great Barr, Birmingham, B43 7LL | Offers over £250,000



## Property Description

This charismatic two-story property covers 884 square feet. This delightful home features 3 bedrooms and 1 bathroom, spanning over 2 levels for your convenience. Upon entry on the ground floor, you will find a comfortably spacious kitchen, 2 living rooms offering ample space for entertaining guests, and a quaint sunroom perfect for relaxing on sunny afternoons. As you ascend to the 1st floor, you are graced with three multifunctional rooms which can be personalized to suit your lifestyle needs, the 2 well-sized bedrooms for rest and relaxation, and the bathroom. This property is meticulously planned to efficiently cater to a myriad of home seekers, from singles to families, to provide a comfortable living space with a balanced blend of utility and serenity. The property also has the benefit of no upward chain, has stunning views to the rear and Doe Bank park is a very short walk away.

The property is approached via a paved pathway with lawn to side, leading to enclosed porch.

**ENCLOSED PORCH** Having double glazed window and door, feature front entrance door to:-

**RECEPTION HALL** Having stairs off to first floor, obscure double glazed window to side, central heating radiator, laminate flooring, ceiling light point and half door to storage under stairs, doors leading off to kitchen and rear reception room.

**FRONT RECEPTION ROOM** Having walk-in double glazed bay window to front aspect, central heating radiator, coving to ceiling, ceiling light point, sliding doors through to rear reception room.

**REAR RECEPTION ROOM** Having fireplace with fitted as fire (not tested), central heating radiator, two wall light points, coving to ceiling, ceiling light point and double glazed sliding patio door through to conservatory.

**CONSERVATORY** Having double glazed windows to two elevations, incorporating double glazed patio door to rear garden, polycarbonate roofing.

**KITCHEN** Having a range of wall, base and drawer units with work surfaces over, stainless steel sink unit with hot and cold tap and drainer to side, central heating radiator, breakfast bar above, space and point for slot in cooker, space and plumbing for washing machine, space and point for upright fridge/freezer, coving to ceiling, fluorescent strip light, laminate flooring, double glazed window to rear and door to side aspect.

**FIRST FLOOR** Approach return staircase to first floor landing having double glazed window to side, doors off to three bedrooms and bathroom, a access to loft space and ceiling light point.

**BEDROOM ONE** Having walk-in double glazed bay window to front aspect, central heating radiator and ceiling light point.

**BEDROOM TWO** Double glazed window to rear aspect, central heating radiator, ceiling light point and door to useful storage cupboard housing wall mounted gas central heating boiler.

**BEDROOM THREE** Having double glazed window to front aspect, central heating radiator, ceiling light point and half door to useful storage cupboard over stairs.

**BATHROOM** Suite comprising panelled bath with fitted shower over, pedestal wash hand basin, low flush wc, central heating radiator, tiled splash backs, double glazed window to rear aspect, ceiling light point and door to useful storage cupboard housing water tank.

**OUTSIDE** Tradesman's side entrance, door to useful storage cupboard, brick built storage, paved patio area, lawn adjoining, garden pond, fenced boundaries. To the rear is gated access leading to rear garage (unmeasured) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements) The access to this is off Beechy Close.

**GARAGE** There is a garage to the rear with garden access, rear gated parking and a gate leading onto the driveway which in turn leads to Doe Bank Park. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band C - Walsall

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach, Virgin Media

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 leasehold with approximately 30 years remaining. Service Charge is currently running at (to be confirmed) and is reviewed (to be confirmed). The Ground Rent is currently running at (to be confirmed) and is reviewed (to be confirmed). However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor. (The vendor has confirmed the property will be freehold upon completion.)

**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?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441