

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



- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY FOR THREE CARS
- GOOD SIZED LOUNGE
- UTILITY ROOM
- PRIME LOCATION

Highfield Road, Great Barr, Birmingham, B43 5AH

Offers Over £245,000



## Property Description

Welcome to this charming three-bedroom semi-detached family home offering 715 square feet of intelligently utilized space. This thoughtfully designed property offers three comfortable bedrooms and a bathroom. The first floor presents an efficient floor plan comprising of a utility room, a well-equipped kitchen, and a versatile living room for relaxation and entertaining purposes. Ascend to the second floor, where residents will find three spacious bedrooms complemented a shower room one kitted out with a weary day-soothing shower, and a separate WC for your convenience. Whether you're a first-time buyer, a growing family in need of room to thrive, or a professional seeking a stylish retreat, this home is an exceptional fit.

PORCH UPVC front door into:-

HALLWAY Ceiling light point, radiator, window to side, stairs to first floor.

LIVING ROOM 10' 1" x 15' 5" (3.07m x 4.7m) A bay window to front, ceiling light point, radiator.

KITCHEN 8' 3" x 11' 4" (2.51m x 3.45m) Tiled, wall and base units, radiator, ceiling light point, window to rear, sink, space for washer dryer.

UTILITY ROOM 4' 9" x 8' 1" (1.45m x 2.46m) Tiled, window to rear, door to rear garden, boiler, space for washer dryer, fridge/freezer, dishwasher.

FIRST FLOOR LANDING Ceiling light point, loft access.

BEDROOM ONE 11' 7" x 9' 3" (3.53m x 2.82m) Ceiling light point, radiator, window to front and built-in wardrobes.

BEDROOM TWO 6' 10" x 11' 4" (2.08m x 3.45m) Ceiling light point, window to rear, radiator.

BEDROOM THREE 8' 7" x 8' 2" (2.62m x 2.49m) Laminate flooring, ceiling light point, window to front, radiator.

FAMILY SHOWER ROOM 5' 1" x 5' 4" (1.55m x 1.63m) Window to side, towel radiator, shower cubicle with electric shower, sink with unit underneath, spotlighting.

SEPARATE TOILET 2' 6" x 4' 8" (0.76m x 1.42m) Tiled, window to side, w.c.

GARDEN Side access, paved area, shed, steps leading to lawned area, area for flowers and shrubs, decking area.

Council Tax Band B - Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 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 - No information available

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.

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

