

**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

Floor Plan



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



- WELL PRESENTED SEMI DETACHED BUNGALOW
- SPACIOUS LOUNGE DINER
- KITCHEN AND CONSERVATORY
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- WELL MAINTAINED REAR GARDEN

Broomhill Close, Great Barr, Birmingham, B43 5BT

£280,000



Property Description

What A RARE OPPORTUNITY TO PURCHASE THIS WELL-PRESENTED BUNGALOW. Situated in a prime location within Great Barr and conveniently placed for all amenities including local shops/supermarket with public transport on hand. In brief the property comprises of: porch, entrance hall, spacious lounge/diner, kitchen, conservatory, two double bedrooms and shower room. Outside there is a well maintained rear garden with access to a garage whilst to the front there is ample space for off-road parking. MUST BE VIEWED to fully appreciate the accommodation on offer.

APPROACH Having paved drive providing off-road parking with pedestrian access to porch.

PORCH Approached via uPVC double glazed door.

HALLWAY Approached via reception door, having ceiling light point and doors off to all rooms.

LOUNGE DINER 12' 10" x 13' 2" (3.91m x 4.01m) having window to rear elevation, ceiling light point, power points, central heating radiator, door to conservatory and door to kitchen.

KITCHEN 8' x 9' 3" (2.44m x 2.82m) Having window to side elevation, ceiling light point, power points, central heating radiator, a range of matching wall/base units, inset stainless steel sink unit with mixer tap over, integrated electric hob, integrated electric oven, space for a range of kitchen appliances including plumbing for washing machines, partial tiling to walls, access to pantry and door to rear giving access to garden.

CONSERVATORY 6' 5" x 12' 1" (1.96m x 3.68m) Having windows to rear and glazed door opening to rear into garden.

BEDROOM ONE 10' 11" x 11' (3.33m x 3.35m) Having window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 10' 3" x 9' 11" (3.12m x 3.02m) Having window to front elevation, ceiling light point, power points and central heating radiator.

SHOWER ROOM Having opaque window to side, a matching suite comprising of shower, wash hand basin, low flush WC, tiling to walls, ceiling light point and central heating radiator.

REAR GARDEN A delightful rear garden having a paved pathway leading on to a lawned area surrounded by an array of shrubs/plants, outbuildings



providing useful storage space, access to garage and front of property via side gate.

GARAGE (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

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 114 Mbps. Highest available upload speed 20 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.
 Networks in your area - Openreach

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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