

Great Barr | 0121 241 4441



- STUNNING SEMI DETACHED FAMILY HOME
- TWO BEDROOMS
- CORNER PLOT
- DRIVEWAY
- DOWNSTAIRS W/C
- WELL PRESENTED KITCHEN

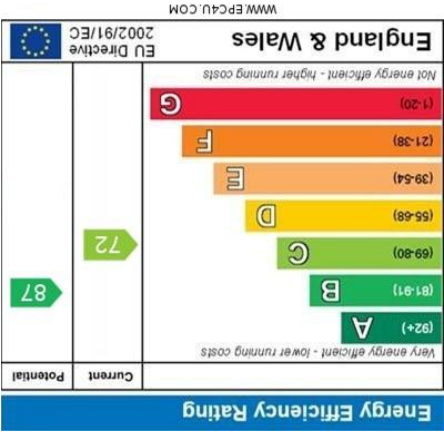


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



Approximate total area
848.75 ft²
78.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Property Description

This two bedroom semi detached home is 849 square foot, this property provides a spacious living environment complete with 2 bedrooms and 1 bathrooms. Exuding both convenience and charm, the ground floor of this residence includes a WC, a generously proportioned living area with a cozy fireplace, a fully-equipped kitchen complete, a versatile room that can be tailored to your needs, and a well-designed laundry room for easy chores. As you ascend to the 1st floor, you will find 3 rooms including 2 comfortable bedrooms projecting a serene atmosphere for relaxation, and a modern bathroom fitted with a bath. This property presents a harmonious blend of space and elegance, promising a chic and comfortable backdrop for the lifestyle of your dreams.

HALLWAY Ceiling light point, radiator, opening for under stairs storage and window to side.

LIVING ROOM 10' 11" x 15' 3" (3.33m x 4.65m) Laminate flooring, bay window to front, ceiling light point and radiator.

KITCHEN 17' 3" x 8' 5" (5.26m x 2.57m) Wall and base units, tiled flooring, oven, space for washer/dryer, space for dishwasher, work surfaces, window to rear and pantry.

UTILITY ROOM 6' 11" x 8' 11" (2.11m x 2.72m) Tiled, wall and base units, access to downstairs WC and store.

DOWNSTAIRS WC

FIRST FLOOR

LANDING Ceiling light point, loft access which is insulated, window to side.

BEDROOM ONE 14' 3" x 9' 11" (4.34m x 3.02m) Laminate flooring, ceiling light point, radiator and storage cupboard.

BEDROOM TWO 10' 10" x 10' 7" (3.3m x 3.23m) Ceiling light point, window to rear and storage cupboard.

BATHROOM 6' 1" x 5' 6" (1.85m x 1.68m) Half tiled walls, WC, bath, sink, window to rear, ceiling light point, mains fed shower.

REAR GARDEN Paved area, shed, lawn area, area for flowers and shrubs surrounding.

Council Tax Band B Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data available likely available for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 12Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 110Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.
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 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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