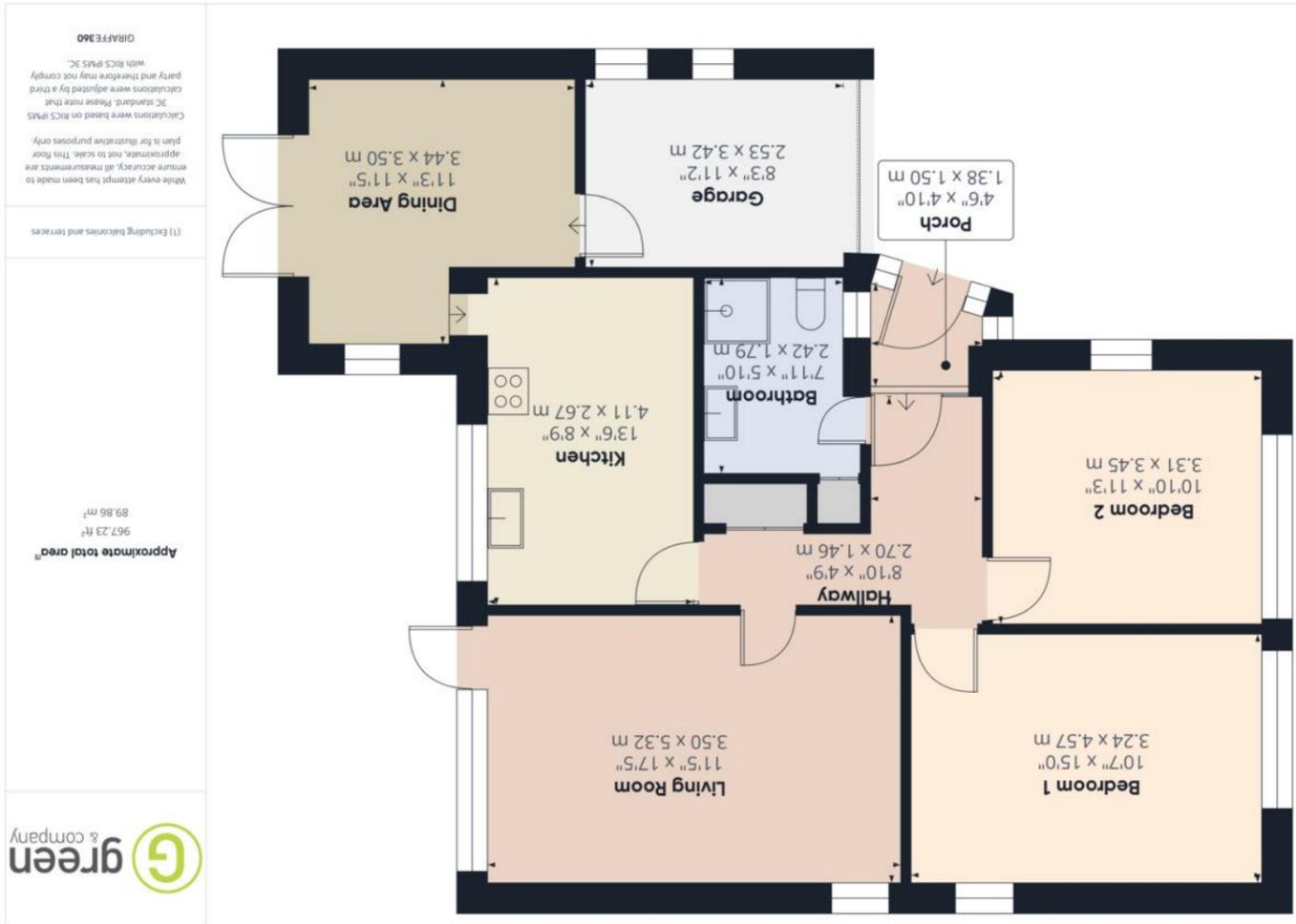


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Great Barr | 0121 241 4441



- STUNNING BEAUTIFUL DEATCHED BUNGALOW
- TWO BEDROOMS
- LARGE CORNER PLOT
- GROVE VALE ESTATE
- IMMACULATELY PRESENTED
- KITCHEN DINING AREA



Ingestre Drive, Great Barr, Birmingham, B43 6QW

£420,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Discover this stunning 2-bedroom detached bungalow sprawling across a generous 970 square feet summed up in convenience, functionality, and comfort. The property hosts two spacious bedrooms that represent the epitome of coziness, evoking tranquillity, and peace for its dwellers. The floor plan cleverly unfolds to showcase a well-positioned dining room, inviting family banquets and hearty meals. A modern bathroom complete with a shower stands ready to promote relaxation and convenience. The integral garage provides practical storage but would not fit a vehicle, enhancing the overall value of the property. The heart of the home, the commodious living room, offers ample space for entertainment and relaxation. The kitchen, equipped with a stove, promises to be the central hub of your daily cooking endeavours with potential for unforgettable aromas and tastes. This property poises itself as the perfect canvas to paint your dream home for those looking for a blend of comfort and style in a well-laid-out single floor abode.

PORCH Tiled, ceiling light point, unit for gas metre and door into:-

HALLWAY Spotlights, radiator, wooden effect tiled flooring, wall unit and storage cupboard.

LOUNGE 11' 5" x 17' 5" (3.48m x 5.31m) Two ceiling light points, two wall lights, carpeted, radiator, electric fireplace, window to side, window to rear and door to rear garden.

KITCHEN 13' 6" x 8' 9" (4.11m x 2.67m) Wooden effect tiled flooring, wall and base units, window to rear, built in double oven, Zanussi induction hob, Zanussi extractor fan, built in fridge, built in freezer, spotlights, larder unit, radiator and opening to:-

DINING AREA 11' 3" x 11' 5" (3.43m x 3.48m) Spotlights, patio doors to rear garden, window to side and radiator.

BEDROOM ONE 10' 7" x 15' (3.23m x 4.57m) Ceiling light point, window to front, window to side, radiator, fitted wardrobes.

BEDROOM TWO 10' 10" x 11' 3" (3.3m x 3.43m) Ceiling light point, window to front, window to side, shutter blinds, radiator, fitted wardrobe.

BATHROOM 7' 11" x 5' 10" (2.41m x 1.78m) Wooden effect tiled flooring, Laufen WC, enclosed shower cubicle with tiled splash backs, vanity sink unit with cupboards under, towel radiator, censored mirrored light, spotlights, window to front, storage cupboard housing Worcester Bosch boiler.

GARDEN Paved patio, lawn, steps to further paved area, area for flowers and shrubs, decked area to the rear, shed to the rear, side access and door side land.

GARAGE 8' 3" x 11' 2" (2.51m x 3.4m) Electric up and over door, electric fuse box and ceiling light point. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for Three, limited for EE, O2, Vodafone and



data likely available for Three, limited for EE, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 330 Mbps. Highest available upload speed 50Mbps.

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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