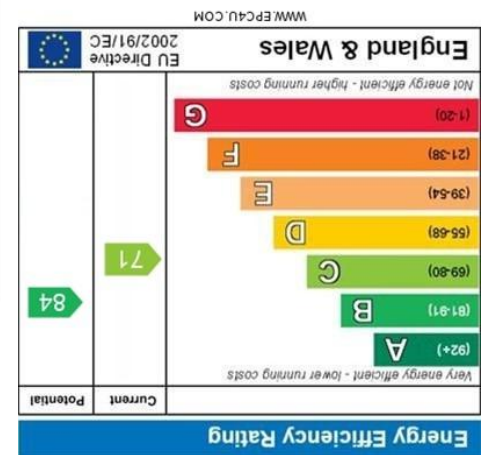


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing. If you require the full 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



- SPACIOUS SEMI-DETACHED FAMILY HOME
- HALLWAY
- THROUGH LOUNGE
- FITTED KITCHEN
- UTILITY ROOM
- GARAGE
- THREE BEDROOMS
- BATHROOM AND SEPARATE WC
- ATTRACTIVE REAR GARDEN

Sycamore Road, Great Barr, Birmingham, B43 7SS

Offers In Region Of
 £290,000



Property Description

This property is a lovely and spacious multi-level home with a total area of 1009 square feet. The property spans across two floors, each intelligently designed to optimize the generous space. The ground floor features a comfortable and spacious through lounge, a functional utility room, a capacious garage space, and a well-equipped kitchen. A neat layout on the first floor sets the stage for personal relaxation, offering three bedrooms, a full bathroom with a bath, an additional water closet. This home provides a perfect blend of space and comfort, ideally suited for individuals, couples, or small families.

The property is approached via a block paved driveway with lawn to side leading to enclosed porch.

ENCLOSED PORCH Having double glazed sliding patio door and front entrance door into:-

RECEPTION HALL Having stairs off to first floor, laminate flooring, central heating radiator, ceiling light point, doors off to through lounge and kitchen.

THROUGH LOUNGE Having double glazed window to front, two central heating radiators, two ceiling light points and double glazed French doors to rear garden.

KITCHEN Having a range of base, wall and drawer units with work surfaces over, stainless steel one and half bowl sink unit with mixer tap and drainer to side, integrated dishwasher, space and point for slot in cooker, tiled splash backs, double glazed window to rear, tiled flooring, fluorescent strip light, door to useful storage cupboard under stairs and door through to:-

UTILITY ROOM Having space and plumbing for washing machine, space and point for further appliance, double glazed window and door to rear, ceiling light point and door through to garage.

GARAGE Having metal door, power, lighting and concrete flooring. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Approached via easy tread staircase, double glazed window to side, access to loft space, ceiling light point, doors off to bathroom and separate WC, and with doorway to bedroom two and folding door to bedroom three.

BEDROOM ONE Having double glazed window to front, central heating radiator, ceiling light point.

BEDROOM TWO Having double glazed window to rear, central heating radiator and ceiling light point.

BEDROOM THREE Having double glazed window to front, central heating radiator, ceiling light point.

BATHROOM Having a white suite comprising; panel bath with fitted shower over, wash hand basin, tiled splash backs, obscure double glazed window to rear, extractor and ceiling light point.

SEPARATE WC Having low flush WC with wash hand basin built in, obscure double glazed window to rear, tiled splash backs and ceiling spot lights.

REAR GARDEN Laid mainly to lawn with fenced boundaries.

Council Tax Band C 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 likely available for EE, Three, Vodafone, limited for O2
 Broadband coverage - Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 79Mbps. Highest available upload speed 20Mbps.

Networks in your area:- Openreach

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

WANT TO SELL YOUR OWN PROPERTY?
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