

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



- BEAUTIFULLY PRESENTED
- 3 BEDROOMS
- SIDE GARAGE
- GROUND FLOOR WC
- EXTENDED KITCHEN
- LARGE DRIVEWAY

Walsall Road, Great Barr, Birmingham, B42 1TH

£375,000



Property Description

We are delighted to bring this property to the market for the first time since 1997. Experience comfortable living in this spacious 1236 square feet, two-story property. This home offers an exceptional floor plan that optimally utilizes space and promotes easy flow through the different areas. Nestled on the ground floor, you will find a generously sized living room that provides ample space for relaxation and entertaining. This floor also houses a convenient laundry room and a well-sized kitchen equipped with a stove, perfect for all your culinary endeavors. A handy WC and an attached garage further add to the functionality of the ground level. Moving up to the first floor, you will discover three brilliantly illuminated bedrooms that create a soothing ambiance for rest and relaxation. These are complemented by a well-appointed shower room. Crafted with both style and comfort in mind, this 3-bedroom home accommodates a variety of lifestyle needs. A MUST SEE PROPERTY.

PORCH Having tiled flooring, double glazed windows, door into:-

HALLWAY Space under stairs, radiator, stairs leading to first floor and door to ground floor wc.

GUEST WC Wall hung sink, extractor, low level wc, tiled splash backs.

LOUNGE 16' 4" x 10' 2" (4.98m x 3.1m) Double glazed bay window to front elevation and two radiators, oak fire surround with multi fuel burner and slate back plate and hearth.

SNUG 13' 11" x 9' 7" (4.24m x 2.92m) Having double glazed windows and double glazed doors leading out to the garden, designer tall radiator, opening through to:-

DINING KITCHEN 22' 9" x 10' 9" (6.93m x 3.28m) Having double glazed window to the side and rear, double doors leading out to the garden, two designer radiators, wall and base units with black galaxy granite work surfaces, Neff integral induction hob, Neff extractor, Neff double oven, one and a half stainless steel sink inset into work top with mixer tap over, the mixer tap lights up and has an extendable hose, space for integrated microwave, space for dishwasher, spaces for a large fridge and a large freezer.

UTILITY ROOM Plumbing for washer and dryer.

FIRST FLOOR LANDING Having double glazed obscure window to side elevation and loft access and doors to all bedrooms and bathroom.

BEDROOM THREE 8' 11" x 6' 1" (2.72m x 1.85m) Having double glazed window to front elevation and radiator.

BEDROOM TWO 14' 3" x 10' 2" (4.34m x 3.1m) Having double glazed bay window to the front and designer radiator.

BEDROOM ONE 16' 4" x 9' 9" (4.98m x 2.97m) Having double glazed bay window to rear and radiator.

BATHROOM Having shower cubicle, wall hung sink and wc, tiled flooring and tiled splash back.

OUTSIDE The garden is mostly laid to lawn with a mixture of mature plants and shrubs, fencing to borders and wooden swing which will be remaining.

AGENTS NOTE There is oak flooring to the downstairs.

Council Tax Band C - Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 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:- Virgin Media, 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.

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