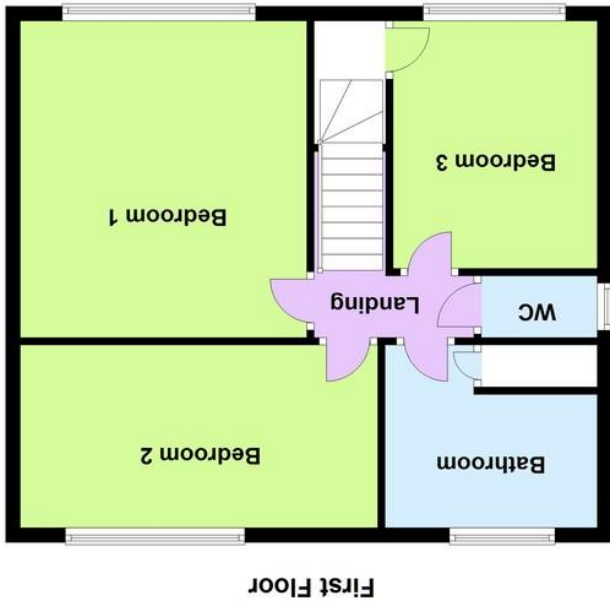
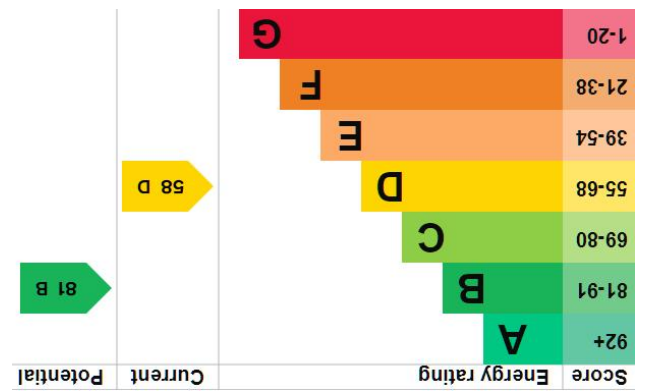


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- SEMI-DETACHED FAMILY HOME
- LOUNGE
- KITCHEN/DINER
- CONSERVATORY
- GUEST CLOAKROOM
- THREE BEDROOMS

Park Farm Road, Great Barr, Birmingham, B43 7QJ

Offers In Excess Of
£250,000



Property Description

Offered for sale is this spacious semi-detached family home, on the very popular Park Farm estate. The property is situated in a great location for local schools, public transport, and local amenities. Viewing is highly recommended. The property briefly comprises: spacious reception hall, lounge, kitchen/dining area, conservatory, guest cloakroom, three bedrooms, bathroom with separate WC, attractive rear garden and off-road parking.

The property is approached via paved driveway leading to front entrance door:-

RECEPTION HALL Having stairs off to first floor, double glazed leaded windows to front aspect, double doors through to lounge, doors to useful storage cupboards housing double panel central heating radiator, half door to under stairs cupboard and ceiling light point.

LOUNGE 16' 1" x 12' 5" (4.9m x 3.78m) Having window and door through to conservatory, double panel central heating radiator, two ceiling light points and door through to extended kitchen.

KITCHEN/ DINING AREA 24' 6" x 6' 8" (7.47m x 2.03m) Having a range of base, wall and drawer units with work surfaces over, one and half bowl stainless steel sink unit with mixer tap and drainer to side, space and plumbing for washing machine, integrated fridge, integrated four ring gas hob with stainless steel extractor/chimney above, double glazed window to rear, tiled flooring, tiled splashbacks, integrated eye level stainless steel oven, space and point for upright fridge/freezer, central heating radiator, additional double glazed leaded window to front and two ceiling light points.

CONSERVATORY 10' 11" x 9' 1" (3.33m x 2.77m) Having tiled flooring, poly carbonate roofing, door to guest cloakroom, two wall light points and windows to rear and side aspects and double glazed French doors leading to garden.

GUEST CLOAKROOM Having low flush WC, wash hand basin with tiled splashback, obscure double glazed window to side, wall light point and poly carbonate roofing.

FIRST FLOOR LANDING Approached via staircase having access to loft space, ceiling light point, doors off to three bedrooms, bathroom, separate WC.

BEDROOM ONE 12' 2" x 9' 3" (3.71m x 2.82m) Having double glazed window to front, central heating radiator, a range of fitted bedroom furniture to include wardrobes, bed recess with storage cupboards over and ceiling light point.

BEDROOM TWO 10' 10" to fitted wardrobes x 10' (3.3m x 3.05m) Having double glazed window to rear, central heating radiator, fitted wardrobes and ceiling light point.

BEDROOM THREE 9' 2" x 7' 7" (2.79m x 2.31m) Having double glazed window to front aspect, central heating radiator, door to useful storage cupboard over stairs and ceiling light point.



BATHROOM 6' 11" x 7' 7" (2.11m x 2.31m) Having obscure double glazed window to rear aspect, a suite comprising; panelled bath, sink set into vanity unit, walk in shower cubicle, tiled walls, central heating radiator, ceiling light point and door to useful storage cupboard.

SEPARATE WC Having low flush WC, ceiling light point and obscure double glazed window to side.

OUTSIDE Having paved steps down to lawn, paved pathway to patio area, tradesman side entrance and fenced boundaries.

Council Tax Band C Walsall Metropolitan Borough Council

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

Broadband coverage -

Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Superfast Highest available download speed 56 Mbps. Highest available upload speed 12Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach, Virgin Media

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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