

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.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	62 D	
69-80	C		
81-91	B		83 B
92+	A		

Great Barr | 0121 241 4441



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY
- CONSERVATORY
- PRIME LOCATION

80 Charnwood Road, Great Barr, Birmingham, B42 1JS

£240,000



Property Description

Located in a sought-after residential area, this charming semi-detached property is now available for sale. Boasting good condition throughout, this delightful home is ideal for families and couples looking for a comfortable living space.

Upon entering, you are greeted by a hallway with two reception rooms, one of which offers large windows allowing natural light to flood the space. The second reception room provides access to a conservatory, perfect for relaxing or entertaining guests.

The property features a well-lit kitchen. Upstairs, there are three bedrooms offering versatile accommodation. The first and second bedrooms are both doubles with ample natural light, while the third bedroom is a cozy single room.

Other notable features include a driveway for one vehicle, a lovely garden, and charming bay windows adding character to the property. Situated in a quiet neighbourhood with strong local community vibes, this home benefits from public transport links, nearby schools, and local amenities within easy reach.

Don't miss the opportunity to make this wonderful property your new home!

HALLWAY Having ceiling light point, stairs to first floor, radiator, storage cupboard and laminate flooring.

LIVING ROOM 14' 6" MAX x 8' 11" (4.42m x 2.72m) Having laminate flooring, ceiling light point, bay window to front and radiator.

DINING ROOM 12' 6" x 8' 10" (3.81m x 2.69m) Having ceiling light point, radiator and patio doors to conservatory.

CONSERVATORY 10' 8" x 7' 10" (3.25m x 2.39m) Having tiled flooring, single glazed windows, ceiling light point and door to rear garden.

KITCHEN 9' 6" x 5' 7" (2.9m x 1.7m) Having wall and base units, sink, window to rear, ceiling light point and door to:-

LEAN TO Couldnt be measured Being covered and having doors to front and rear, ceiling light point, storage cupboard and water supply.

LANDING Having ceiling light point, window to side and doors to bedrooms and bathroom.

BEDROOM ONE 14' 10" MAX x 10' 2" (4.52m x 3.1m) Having ceiling light point, bay window to front and radiator.



BEDROOM TWO 12' 6" x 9' 10" (3.81m x 3m) Having ceiling light point, radiator and window to rear.

BEDROOM THREE 9' 4" x 6' 8" (2.84m x 2.03m) Having ceiling light point, window to rear, loft access(loft is boarded) storage cupboard housing central heating boiler and radiator.

BATHROOM 8' 6" x 5' 8" (2.59m x 1.73m) Having tiled flooring, ceiling light point, radiator, tiling to walls, toilet, sink cabinet, bath with shower over and window.

OUTSIDE Having paved patio area, steps leading to tiered garden, garden pond, lawn area and rear access to access road.

Council Tax Band B Birmingham City 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 16Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 173Mbps. Highest available upload speed 24Mbps.
 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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