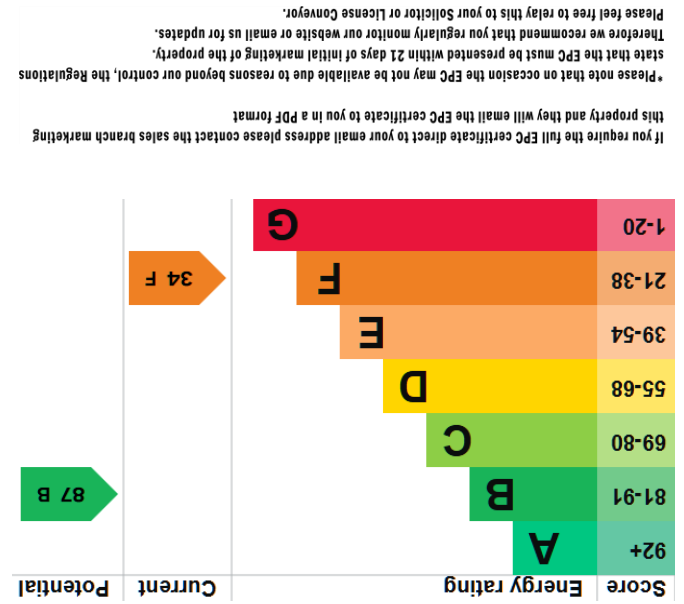


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE



Great Barr | 0121 241 4441



- WELL PRESENTED SEMI DEATCHED FAMILY HOME
- THREE BEDROOM
- TWO RECEPTION ROOMS
- NO CHAIN
- PRIME LOCATION
- CLOSE TO LOCAL SCHOOLS AND AMENITIES

Monsal Road, Great Barr, Birmingham, B42 2DE

Offers Over £200,000



Property Description

Experience this well-designed three-bedroom semi-detached home which spans across an inviting 612 square feet. On the ground floor, discover the kitchen when leads from the dining room after going through the living room. Ascending to the first floor, the property boasts a bedroom adjoined with a full bathroom which features a bath, offering an intimate and comfortable sanctuary. Further three rooms provide flexible use potential, from play areas to home offices or guest rooms. Combining functionality with charm, these three bedrooms, 1-bathroom home perfectly integrates all aspects of day to day life with the opportunity for personalization. Its lay out offers a straightforward and fluid living experience suitable for a variety of individuals or families.

HALL Ceiling light point, stairs off.

LIVING ROOM 12' 9" x 11' 7" (3.89m x 3.53m) Bay window to front, ceiling light point, gas fireplace and storage cupboard.

DINING ROOM 10' 2" x 9' 9" (3.1m x 2.97m) Fireplace, window to rear, ceiling light point and storage cupboards.

KITCHEN 5' 2" x 9' 8" (1.57m x 2.95m) Lino flooring, ceiling light point, one wall unit, base units, space for oven, sink, window to rear, door to rear and window to side.

FIRST FLOOR

LANDING Ceiling light point, window to side.

BEDROOM TWO 9' 11" x 9' 9" (3.02m x 2.97m) Ceiling light point and window to rear.

BEDROOM ONE 10' 9" x 8' 11" (3.28m x 2.72m) Ceiling light point and window to front.

BEDROOM THREE 6' 8" x 4' 7" (2.03m x 1.4m) Ceiling light point, window to front and storage cupboard over stairs.

BATHROOM 6' 9" x 5' 8" (2.06m x 1.73m) Lino flooring, bath, WC, sink, window to rear, electric shower and window to rear.

GARDEN Paved area, lawn area and shed.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, O2, limited for Three, Vodafone and data likely available for EE, limited for Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6Mbps.
 Broadband Type = Superfast Highest available download speed 134Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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

*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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

