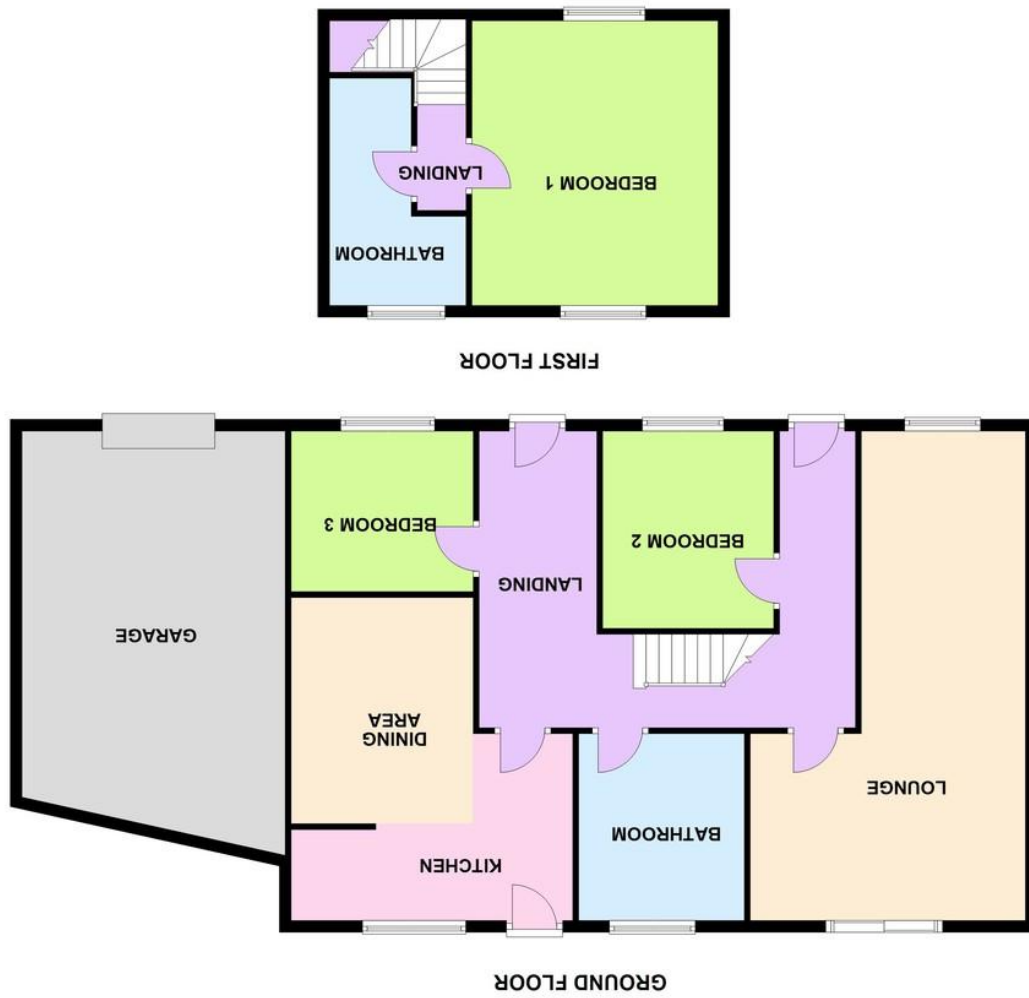
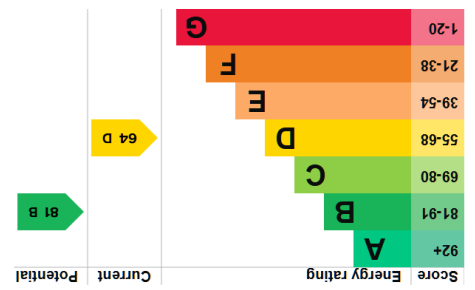


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE
 109 WHITECREST



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



- BEAUTIFUL DEATCHED BUNGALOW
- EXTENDED DORMER BUNGALOW
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- DRIVEWAY

Whitecrest, Great Barr, Birmingham, B43 6EX

£325,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Presenting a remarkable three bedroom semi-detached dormer bungalow, now available for purchase. This magnificent property boasts a distinct open-plan architecture, offering a fluid living space perfect for modern lifestyles. The property is located in a peaceful area with the convenience of public transport links and local amenities within easy reach, making it an ideal choice for families.

The residence features a generous reception room, offering a serene garden view and a separate yet open-plan design, creating a perfect balance of privacy and openness. The heart of the home is the open-plan kitchen, designed to facilitate both cooking and dining with ease. It serves as a convivial space where family meals become treasured moments.

The property features three well-proportioned bedrooms. The master bedroom is a spacious haven, complete with built-in wardrobes, providing ample storage space. The second bedroom, a comfortable double, also benefits from built-in wardrobes, while the third double bedroom offers versatility to be utilised as per your needs.

The property boasts two impeccable bathrooms. The first is a large bathroom, spacious enough to accommodate a family, while the second bathroom features an invigorating rain shower, offering a touch of luxury to your daily routine.

Adding to the property's appeal are the practical features of a garage and additional parking facilities, providing ample space for vehicles. This semi-detached bungalow is a unique blend of thoughtful design and practicality, making it a perfect choice for families seeking a comfortable, modern lifestyle.

PORCH Wall light, tiled, door into:-

HALLWAY Laminate flooring, three ceiling light points, two radiators.

LOUNGE 24' 10" x 14' 2" MAX (7.57m x 4.32m) Having two ceiling light points, patio door to rear garden, two radiators, gas fireplace.

BEDROOM THREE 14' 0" x 8' 10" (4.27m x 2.69m) Ceiling light point, window to front, radiator and built-in wardrobes.

DOWNSTAIRS BATHROOM 11' 8" x 9' 6" (3.56m x 2.9m) Tiled, ceiling light point, free-standing shower, bath, sink, toilet, bidet, storage cupboard, window to rear.

KITCHEN / DINER 18' 0" MAX x 17' 3" MAX (5.49m x 5.26m) Two ceiling light points, laminate flooring, radiator, tiled, wall and base units, sink, window to rear, oven, electric hob, extractor fan, washing machine, dryer, fridge, opening to dining area with ceiling light point, window to side and radiator.

BEDROOM TWO 11' 8" x 9' 10" (3.56m x 3m) Window to front, ceiling light point, window to side, radiator.

BEDROOM ONE 14' 2" x 12' 0" (4.32m x 3.66m) Window to rear, built-in wardrobes, built-in cabinets, loft window, radiator.

UPSTAIRS BATHROOM 8' 0" x 5' 2" (2.44m x 1.57m) Tiled, toilet, sink window to rear, free-standing shower, cabinet housing boiler, radiator.

REAR GARDEN Paved, areas for flowers and shrub, lawned area, shed.

GARAGE 17' 0" MAX x 13' 8" (5.18m x 4.17m) Electrics, up and over door.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 88 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 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.

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

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