

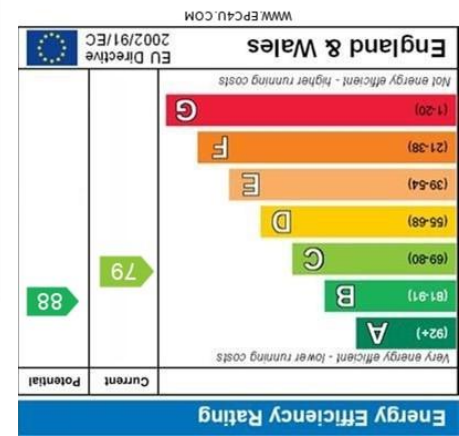
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- STUNNING END TOWN FAMILY HOME
- FOUR BEDROOMS
- DRIVEWAY SPACES FOR TWO CARS
- DOUBLE GARAGE WITH TWO EV CHARGING POINTS
- MASTER BEDROOM WITH EN-SUITE

Duckery Wood Walk, Great Barr, Birmingham, B43 7DW

Offers invited £390,000



Property Description

Experience this modern build, end town family home which covers an amazing 1516 square feet, spread over three levels and provides practical, attractive and useful living space, designed around the needs of today's modern lifestyles. It comes with a high level of internal specification and is a thoughtfully laid out property, offering 4 bedrooms, a living room, lounge/home office, 1 family bathroom, one en-suite and an additional ground floor toilet. The property sits on a large corner plot, allowing light to flood through the windows of the property, giving it a light and airy feel. Nether Hall Park is set in tranquil parkland with nature walks, open pasture and woodland, with excellent commuter links to Birmingham and the West Midlands (Jct M6 in approx. 1 mile).

The ground floor hosts a fully outfitted kitchen/diner replete with a stove, sensor operated built in dish washer. The downstairs WC is adjacent to the cozy open living room, perfect for casual entertaining. The first floor presents the well-bedroom 2 which has extensive built in wardrobes and an en-suite with a shower. The other room is the lounge which can also be used as a home office/library. This room has stunning views of the tranquil Nether Hall Park central grounds and a door that opens with a balcony feel. The second floor is a statement of luxury with a ceramic-lined bathroom featuring a stately bathtub and three additional bedrooms.

If you own vehicles, fret not! This property also boasts an attached large double garage, ensuring secure parking, with electric fob operated doors. It also has two 7-kilowatt electric charging points and two car parking spaces in front.

The home has a security alarm fitted, which is monitored by the service centre and connected to the police services, if you chose to renew it. The diversity in this floor plan accommodates any lifestyle while providing optimal space utilization.

Located near excellent schools, local amenities (a 24hr ASDA superstore, a GP practice, chemists, and a petrol station, all within 0.5 miles), and outstanding green spaces, the property provides a perfect balance of convenience and leisure, making it an ideal place to call home. Enjoy the unique comfort and functionality of this exceptional property.

OPEN PLAN LIVING ROOM 12' 5" x 16' 2" (3.78m x 4.93m) Main entrance, laminate flooring, two ceiling light points, bay window to front, radiator, stairs to first floor, understairs storage and door to kitchen.

DOWNSTAIRS WC Tiled floor, half tiled walls, WC, radiator, sink, spotlights and extractor fan.

KITCHEN/DINER 12' 2" x 16' 1" (3.71m x 4.9m) Tiled flooring, spotlights, radiator, wall and base units, luxury granite hardtop, fully tiled splashback, farmers double oven with metal splashback and extractor over, built in fridge freezer, built in sensor dishwasher, sink with drain function and pull out tap, window to rear and French patio doors to rear garden, new washing machine, understairs storage and security alarm system located in kitchen.

FIRST FLOOR

LANDING Ceiling light point and radiator.

LOUNGE/HOME OFFICE 11' 11" x 16' 3" (3.63m x 4.95m) Two ceiling light points, built in desk area which has library function, window overlooking Nether Hall Park central grounds and door opening to views over Nether Hall Park grounds and radiator.

MASTER BEDROOM 9' 3" x 14' 0" (2.82m x 4.27m) Ceiling light point, two windows to rear with roman blinds, extensive built in wardrobes, radiator and door to en-suite.

ENSUITE Tiled floor, WC, shower with tiled splashbacks, sink, half tiled walls and towel radiator.

STORAGE CUPBOARD Off the first floor landing housing the water tank cylinder with ample additional storage.

SECOND FLOOR

LANDING Ceiling light point, loft access which is insulated and part boarded.

BEDROOM TWO 14' 0" x 9' 11" (4.27m x 3.02m) Ceiling light point, two windows to rear with roman blinds, radiator and extensive built in wardrobes.

BATHROOM Laminate luxury flooring, bath with shower, tap and tiled splashbacks, half tiled walls, WC, sink, towel radiator and spotlights.

BEDROOM THREE 12' 0" x 9' 8" (3.66m x 2.95m) Ceiling light point, window to front overlooking Nether Hall Park gardens and radiator.

BEDROOM FOUR 12' 1" x 6' 5" (3.68m x 1.96m) Ceiling light point, built in wardrobes, window to front overlooking Nether Hall gardens and radiator.



GARDEN Large garden due to corner plot. With paved area, steps leading to lawn area, area for flowers and shrubs to the rear and side, further paved area to the side where there is a large garden/storage shed (8' x 16'), gate to front and access to double garage.

DOUBLE GARAGE 17' 8" x 18' 2" (5.38m x 5.54m) With electricity supply, ceiling light point, two 7-kw electric charging points and electric fob operated up and over garage doors. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 13Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. 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.

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