

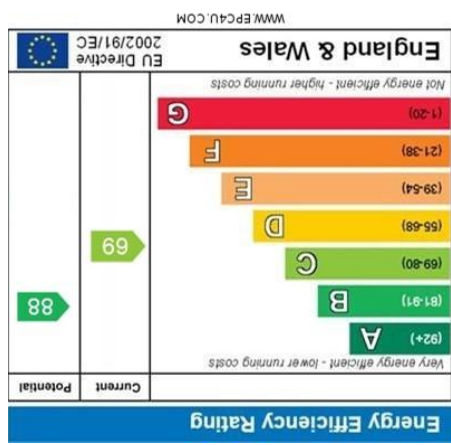


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

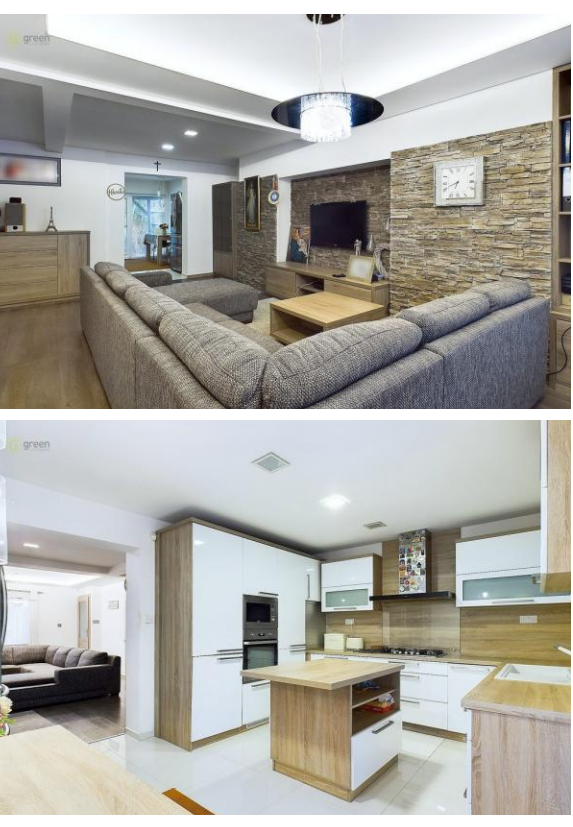
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

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 Conveyor.



Great Barr | 0121 241 4441



- BEAUTIFUL END TERRACE FAMILY HOME
- THREE BEDROOMS
- SINGLE STOREY EXTENSION
- DRIVEWAY
- LARGE LOUNGE
- IMMACULATE FINISH



Wingfield Road, Great Barr, Birmingham, B42 2QB | Offers over £250,000



Property Description

Welcome to this charming and spacious end terrace family home covering 806 sq. ft. This three-bedroom home is perfect for a small family or a first-time buyer! With a well-laid and practical floor plan, this home offers optimal living space. As you step into the first floor, you are greeted by a cozy living room where you can relax and entertain guests. Alongside the living area, you'll find a well-equipped kitchen featuring a modern stove, perfect for anyone who loves to cook. Proceeding to the second floor, you will find a beautifully sized bedrooms, followed by a room that can be utilized as a home office or storage as per your needs. The cherry on the cake is the well-kept bathroom fitted with a bathtub to cater to all your relaxation needs. Whether you are a young professional or looking to settle down, this property's unique blend of modern and practical living is destined to impress.

HALLWAY Ceiling light point, tiled flooring, radiator, built-in shoe cupboard, stairs leading to first floor, wooden stairs, window to side.

LOUNGE 12' 6" x 21' 1" (3.81m x 6.43m) Spotlights, ceiling lights, hanging light, laminate flooring, bay window to front, window to side, two radiators, feature stone wall, built-in units, free-standing unit, door to under stairs storage cupboard where the boiler is located.

EXTENDED KITCHEN 15' 4" x 11' 5" (4.67m x 3.48m) Tiled flooring, wall and base units, island, window to rear, patio door to rear, built-in electric oven, built-in microwave, gas hob, extractor fan, wooden work surfaces, built-in dishwasher, built-in unit with a washer dryer, double fridge freezer, ceiling light points and hanging light, wooden splash backs.

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

BEDROOM ONE 9' x 11' (2.74m x 3.35m) Laminate flooring, window to rear, radiator, ceiling light point and built-in wardrobes.

BEDROOM TWO 7' 9" x 9' 10" (2.36m x 3m) Laminate flooring, ceiling light point, window to front, radiator, built-in wardrobes and bedside tables.

BEDROOM THREE 6' 9" x 7' 2" (2.06m x 2.18m) Ceiling light point, laminate flooring, window to front, radiator.

BATHROOM 5' 7" x 6' 6" (1.7m x 1.98m) Tiled, bath, spotlights, extractor fan, towel radiator, toilet, sink with units underneath, window to rear, hanging unit and light up mirror.

GARDEN Decked area, grass area, areas for trees, shed and side access.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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 leasehold with approximately 930 years remaining. Service Charge is currently running at £4.50 per annum and is reviewed TBC. The Ground Rent is currently running at £0 and is reviewed TBC. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441