

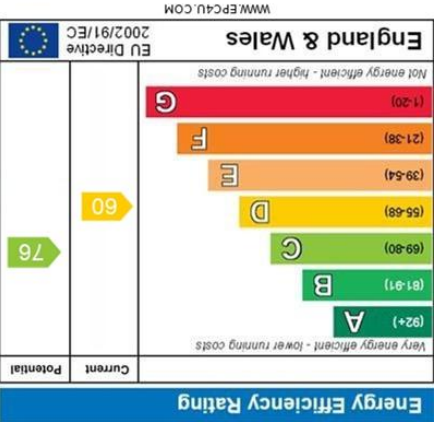
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyancer.



Great Barr | 0121 241 4441

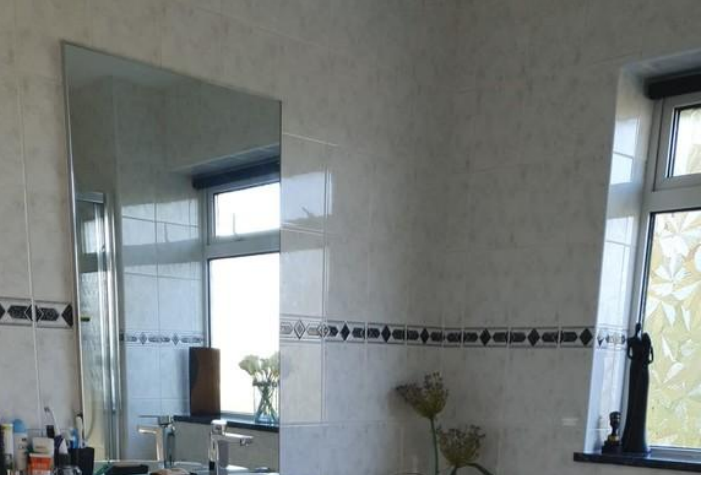


- GREAT FAMILY HOME
- SOUGHT AFTER LOCATION
- LARGE OFF ROAD PARKING
- POTENTIAL TO EXTEND
- GREAT MOTORWAY LINKS
- LARGE REAR GARDEN

Birmingham Road, Great Barr, Birmingham, B43 7AG

£475,000





## Property Description

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

**OUTSIDE** Large block paved drive way, side attached garage with access for car.

**PORCH** Double glazed windows to front, tiled flooring, door leading to:-

**ENTRANCE** Laminate wood flooring, gas central heating radiator, ceiling lights, storage room, double doors leading to:-

**LOUNGE** 11' 9" x 11' 11" (3.58m x 3.63m) Laminate wood flooring, gas central heating radiator, ceiling lights, double glazed bay windows to front, double doors leading to:-

**DINING ROOM** 13' 0" x 11' 4" (3.96m x 3.45m) Laminate wood flooring, gas central heating radiator, ceiling lights, gas fire place with decorative surround, double glazed sliding doors to:-

**CONSERVATORY** 11' 6" x 11' 0" (3.51m x 3.35m) Tiled flooring, double glazed windows and door to garden, half brick walls,

**KITCHEN** 14' 1" x 8' 5" (4.29m x 2.57m) Laminate wood flooring, double glazed window to rear, gas central heating radiator, ceiling lights, sink and base unit with mixer tap, wall and base units with complimentary work top, integrated oven/microwave, integrated hob and extractor fan, leading to:-

**UTILITY** 5' 5" x 8' 2" (1.65m x 2.49m) Laminate wood flooring, ceiling lights, gas central heating radiator, door leading to:-

**WC** stand alone toilet and sink unit, double glazed window to rear, gas central heating radiator, laminate wood flooring.

**LANDING** double glazed window to side of house, ceiling lights, carpeted flooring, door leading to:-

**BATHROOM** 8' 9" x 8' 4" (2.67m x 2.54m) Full tiled walls and floors, double glazed window to rear, gas central heating radiator, walk in shower with glass covering, fitted bath with mixer tap, complimentary combined sink and toilet wall unit,

**BEDROOM ONE** 14' 1" x 11' 5" (4.29m x 3.48m) Carpeted flooring, gas central heating radiator, ceiling lights, double glazed bay window to front

**BEDROOM TWO** 12' 10" x 11' 6" (3.91m x 3.51m) Carpeted flooring, gas central heating radiator, ceiling lights, double glazed bay window to rear, built in wardrobe unit, built in over bed storage unit,

**BEDROOM THREE** 8' 10" x 7' 11" (2.69m x 2.41m) Carpeted flooring, gas central heating radiator, ceiling lights, double glazed bay window to front

**REAR GARDEN** Side access to front, tiled patio leading to large decorative pond surrounded by shrubs and lawn, fences and shrubs outline border of garden.

Council Tax Band E - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

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

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- 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.

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