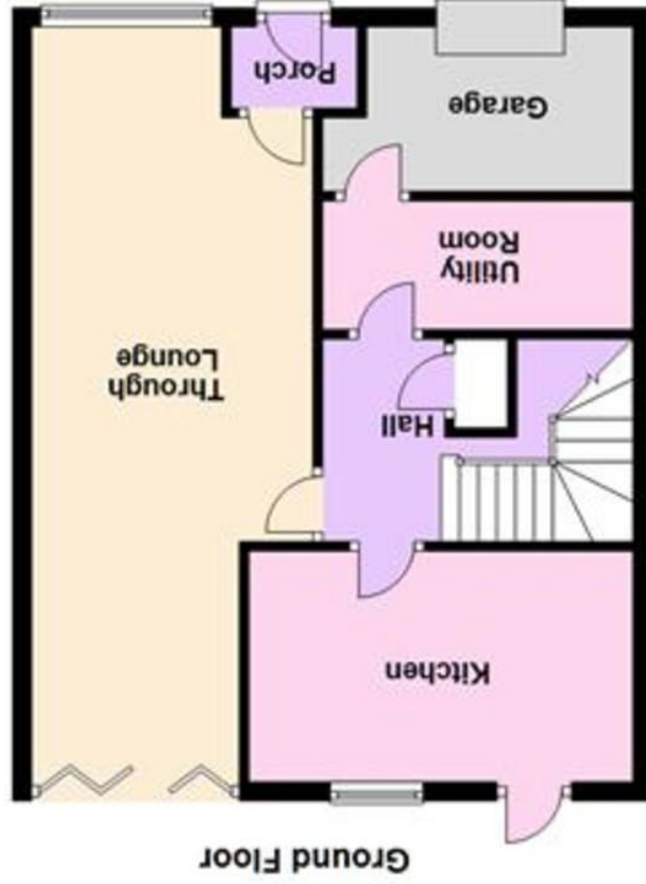
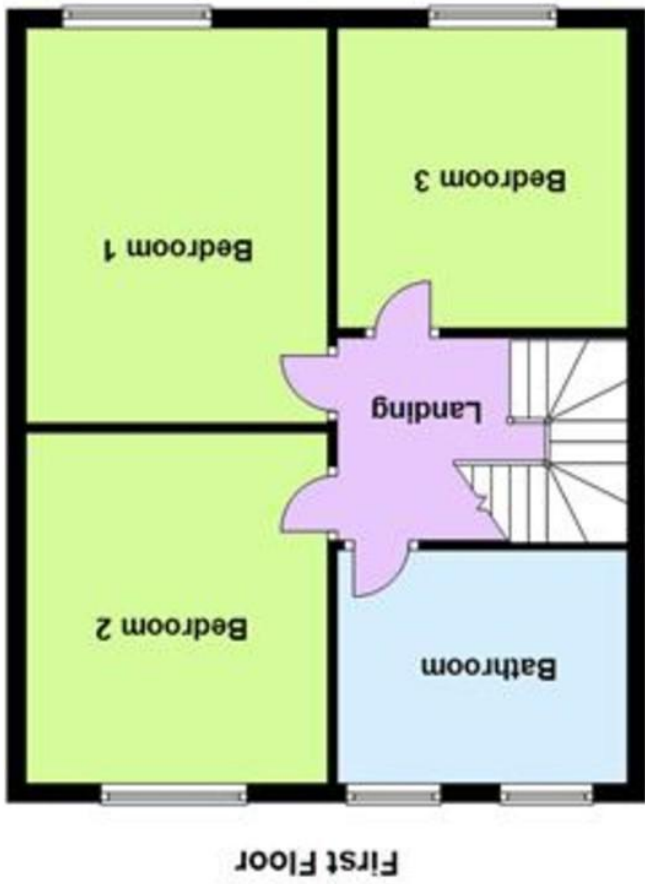


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 if 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.

England & Wales	
EU Directive 2002/91/EC	
Potential	85
Current	66
Very energy efficient - lower running costs A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	

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Great Barr | 0121 241 4441



- BEAUTIFUL MID TERRACE FAMILY HOME
- THREE DOUBLE BEDROOMS
- OPEN PLAN THROUGH LOUNGE
- DRIVEWAY FOR THREE CARS
- PLANNING PERMISSION FOR 5 METER REAR SINGLE STOREY EXTENSION
- FRONT EXTENSION

Ingestre Drive, Great Barr, Birmingham, B43 6QW

Offers over £330,000



Property Description

*** DRAFT DETAIL - AWAITING VENDOR APPROVAL ***

This immaculately presented three terraced property is now on the market, offering a superb opportunity for both families and couples. The residence is ideally located, providing easy access to public transport links, nearby schools, local amenities, green spaces, and parks. The property has planning permission for a 5 meter rear single storey extension and already has a front extension.

The property boasts an open-plan design with three double bedrooms, each flooded with natural light. The master bedroom benefits from built-in wardrobes, providing ample storage space. A modern bathroom services the property, featuring a bath tub and a free-standing shower.

The heart of the home is the recently refurbished kitchen, which showcases modern appliances and stunning granite countertops. Natural light pours into the space, creating a bright and inviting atmosphere.

The open-plan reception room delivers a beautiful space for relaxation and entertaining, with large windows offering a garden view and bi-folding doors leading directly to the garden. The room has been tastefully refurbished and extended, further enhancing the sense of space and light.

Unique features of this property include a garage and private parking – a rare find with city living. The property has been recently renovated to a high standard, marrying traditional architecture with contemporary design.

This property is a must-see for anyone seeking a stylish, move-in ready home in a sought-after location. With its combination of modern features, great location, and impeccable condition, this home is sure to appeal to a range of buyers.

PORCH Having ceiling light point, laminate flooring, radiator.

THROUGH LOUNGE 31' 4" MAX x 12' 0" (9.55m x 3.66m) Two ceiling light points, laminate flooring, window to front, two radiators, access to rear garden via bi-folding doors.

KITCHEN 12' 0" x 7' 2" (3.66m x 2.18m) Tiled, wall and base units, window to rear, sink unit, patio door to rear, space for fridge, electric oven, gas hob and extractor fan, spotlights.

UTILITY ROOM 7' 2" x 6' 4" (2.18m x 1.93m) Ceiling light, units, space for fridge/freezer, carpeted, space for tumble dryer.

GARAGE 10' 6" x 8' 8" (3.2m x 2.64m) Boiler, ceiling light point, carpeted, used for storage. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

HALLWAY Under stairs storage cupboard.

FIRST FLOOR LANDING Ceiling light point and loft access.

BEDROOM ONE 12' 6" x 12' 2" (3.81m x 3.71m) Ceiling light point, window to front, radiator, carpeted, built-in wardrobe.



BEDROOM TWO 12' 2" x 10' 8" (3.71m x 3.25m) Ceiling light point, window to rear, radiator, carpeted.

BEDROOM THREE 9' 2" x 9' 0" (2.79m x 2.74m) Ceiling light point, window to front, radiator, carpeted.

FAMILY BATHROOM 8' 8" x 7' 2" (2.64m x 2.18m) Tiled, toilet, bath, free-standing shower, sink, spotlights, two windows to rear, extractor fan, towel radiator.

LOFT Having stair access with electricity, part boarded.

REAR GARDEN Paved patio, lawn area, garden shed.

Council Tax Band D - Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9Mbps. Highest available upload speed 0.9Mbps
Broadband Type = Superfast Highest available download speed 76Mbps. Highest available upload speed 20Mbps.

Networks in your area - Openreach

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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