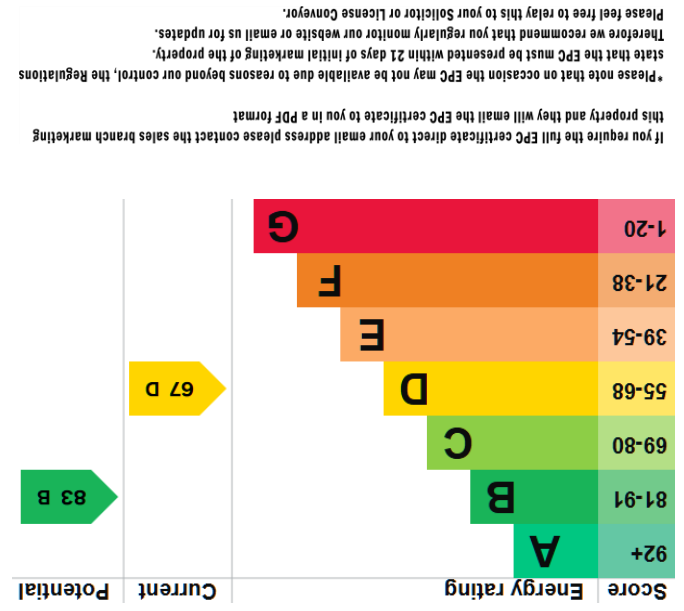


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



Great Barr | 0121 241 4441



- CHARMING SEMI-DETACHED FAMILY HOME
- EXTENDED
- FOUR BEDROOMS
- CORNER PLOT
- POTENTIAL TO EXTEND
- TWO BATHROOMS



Ingestre Drive, Great Barr, Birmingham, B43 6QW

Offers Over £450,000



## Property Description

Welcome to this charming extended semi-detached family home located on the grove vale estate, the 1259 square foot home offers an impeccable layout with four bedrooms and two bathrooms. The ground floor is a testament to thoughtful composition, boasting a stylish kitchen replete with a stove, a generous garage, a luminous conservatory, and a versatile room. The expansive, open concept living and dining room, complemented by a cozy fireplace, is the perfect setting for both entertaining and relaxing. A conveniently located WC completes the ground floor's features. The second floor caters to every need, presenting three separate rooms, four tastefully appointed bedrooms, and two light-infused bathrooms, fully equipped with both bath and shower facilities. The design and finishes of this superb property are intelligently designed for comfort and functionality, making it the perfect choice for those seeking a blend of contemporary elegance and comfort.

PORCH Tiled, wall light and door into:-

HALLWAY Open through to living room, ceiling light point, stairs off to first floor.

LIVING ROOM 24' 3" x 9' 3" (7.39m x 2.82m) Bay window to front, ceiling light point, fireplace, radiator, opening through to dining area with ceiling light point, radiator, opening into kitchen and patio doors to:-

CONSERVATORY 8' 4" x 8' 9" (2.54m x 2.67m) Tiled, patio doors to rear garden, ceiling light point with fan.

KITCHEN 9' 7" x 14' 11" (2.92m x 4.55m) Two ceiling light points, wall and base units, two storage cupboards, pantry, sliding door to rear garden, oven, extractor fan, door to garage.

GARAGE 14' 4" x 8' 5" (4.37m x 2.57m) With ceiling light point, electric metre, gas metre and door to WC

WC Ceiling light point, sink, WC and extractor fan.

FIRST FLOOR

LANDING Ceiling light point.

BEDROOM ONE 13' 4" x 9' 3" (4.06m x 2.82m) Ceiling light point, window to rear, radiator, built in wardrobes.

BEDROOM TWO 15' 2" x 7' 9" (4.62m x 2.36m) Built in wardrobes, window to front, radiator, window to side, ceiling light point.

BEDROOM THREE 8' 6" x 9' 5" (2.59m x 2.87m) Ceiling light point, window to rear, radiator, built in wardrobes.

BEDROOM FOUR 8' 7" x 6' 2" (2.62m x 1.88m) Ceiling light point, window to front, radiator, storage cupboard over stairs.

BATHROOM 9' 1" x 7' 7" (2.77m x 2.31m) Bath, tiled walls, spotlights, WC with units and sink, window to rear and towel radiator.

SHOWER ROOM 6' 1" x 5' 6" (1.85m x 1.68m) Tiled, shower cubicle, window to rear, WC with units and sink, ceiling light point, window to rear and radiator.

Loft is insulated, part boarded, ladder and electrics.

GARDEN Paved area, lawn area, area for flowers and shrubs, side access and shed.

Council Tax Band D Local Authority Sandwell Metropolitan Borough Council



Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for Three, limited for EE, O2, Vodafone and data likely available for Three, limited for EE, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 157 Mbps. Highest available upload speed 21Mbps.

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

\*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.

WANT TO SELL YOUR OWN PROPERTY?  
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

