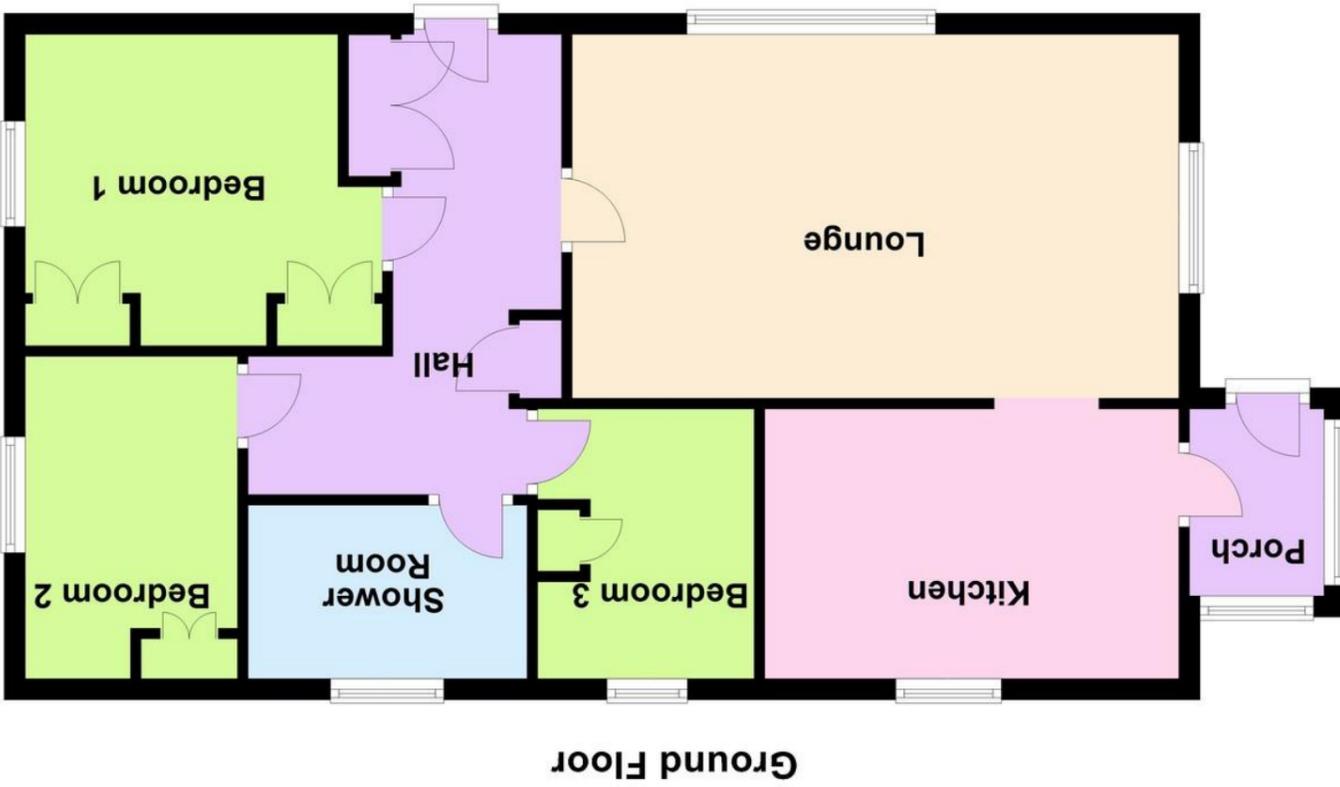


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



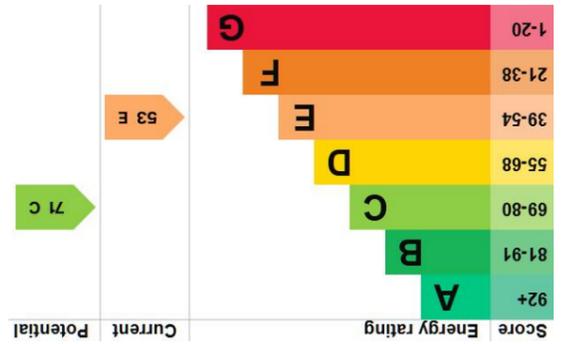
**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- SPACIOUS 3 BED DETACHED PARK HOME IN A LOVELY LOCATION
- OVER 55'S ONLY
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- LARGE LOUNGE
- FITTED KITCHEN

Beacon Heights, Pinfold Lane, Walsall, WS9 0QX

£135,000



## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

A delightful detached park home of spacious proportions with gas central heating and double glazing, on a super site close to Barr Beacon Nature Reserve. Suitable for over 55's only the property enjoys neat gardens and there is excellent parking on site. Providing three bedrooms there is a large lounge, fitted kitchen and shower room.

Just outside the site is a bus stop with access to Great Barr and Aldridge.

Viewing is recommended of the following accommodation:

**ENTRANCE HALL** With double glazed front door, radiator, tall storage cupboard and fitted cloakroom and door leading to:-

**SPACIOUS LOUNGE** 10' x 18' 7" (3.05m x 5.66m) With dual aspect double glazed windows, radiator, archway leading through to:-

**KITCHEN** 8' 1" x 13' (2.46m x 3.96m) With double glazed window to rear, units incorporating stainless steel sink unit, base cupboards and drawers units, glazed unit, electric hob and oven, radiator, Vaillant wall mounted gas fired central heating boiler, double glazed door leading to:-

**ENTRANCE PORCH** With double glazed exterior door and double glazed window.

**BEDROOM ONE** 9' 6" x 11' (2.9m x 3.35m) With radiator, double glazed window to side, two fitted double wardrobes and bed space between.

**BEDROOM TWO** 9' 5" x 6' 7" (2.87m x 2.01m) With radiator, double glazed window to side, fitted wardrobe and bed space.

**BEDROOM THREE** 8' 1" x 7' (2.46m x 2.13m) With radiator, double glazed window to rear and fitted wardrobe.

**SHOWER ROOM** With radiator, double glazed window, tiled walls, pedestal wash hand basin, low level w.c., corner shower compartment with electric shower over.

**OUTSIDE** The property is set within lawned gardens to front, rear and both sides with pathway and to the rear is a patio area together with lawn.

Council Tax Band A Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available but limited for EE, O2, Vodafone and data available but limited for EE, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 13Mbps. Highest available upload speed 1Mbps.  
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.

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

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