



- LOVELY TRADITIONAL SEMI
- SUPER POPULAR LOCATION GREAT FOR SCHOOLS
- NO UPWARD CHAIN
- CENTRAL HEATING AND DOUBLE GLAZING
- GARAGE WITH INSPECTION PIT



Frampton Way, Great Barr, Birmingham, B43 7UH

£270,000

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.







## Property Description

A great opportunity to acquire a traditional semi. Occupying a super location close to the edge of countryside and backing on to Meadow View JMI School, the property provides an outstanding opportunity for family buyers to acquire a home in good condition but able to put their own stamp on it.

Served by gas central heating and double glazing, the property has a joint access driveway to a garage which enjoys the benefits of an inspection pit. Standing within attractively laid gardens the property provides three well proportioned bedrooms and first floor bathroom, with the ground floor incorporating entrance hall with downstairs toilet, kitchen, through lounge/dining area and reception hall.

Offered with the advantage of no upward chain and the accommodation in more detail comprises:-

**ENTRANCE PORCH** With double glazed front door, with further glazed inner door leading to:-

**RECEPTION HALL** With radiator, meter cupboard, cupboard under stairs, double glazed exterior side door to the driveway.

**SEPERATE TOILET** With low level wc, double glazed window to side.

**THROUGH LOUNGE / DINING ROOM** 25' 4" x 11' 4" (7.72m x 3.45m) With double glazed bay to front, gas fire, two radiators, double glazed patio door leading to the rear garden.

**KITCHEN** 9' 5" x 8' 10" (2.87m x 2.69m) With double glazed window, sink unit, base cupboards and drawers units, Potterton wall mounted gas fired central heating boiler, space for appliances, plumbing for washing machine, radiator.

**FIRST FLOOR LANDING** With double glazed window.

**BEDROOM ONE** 15' 8" x 9' 10" (4.78m x 3m) Double glazed bay to front, radiator, built-in cupboard.

**BEDROOM TWO** 9' 9" x 9' 8" (2.97m x 2.95m) Double glazed window to rear, radiator and built-in cupboard.

**BEDROOM THREE** 8' 2" x 7' 8" (2.49m x 2.34m) Radiator, double glazed window to front, built-in cupboard and over stairs cupboard.

**BATHROOM** 6' 4" x 5' 10" (1.93m x 1.78m) With three piece coloured suite, half tiled walls, airing cupboard, double glazed window.

**OUTSIDE**  
**DETACHED GARAGE** 8' 2" x 15' 3" (2.49m x 4.65m) Approached via shared driveway, double doors, side door, inspection pit.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

The house stands behind a lawned fore-garden with boundary wall and borders.  
To the rear is an enclosed garden with patio area, lawn, borders, fencing and backing onto school.

Council Tax Band C - Walsall  
  
Predicted mobile phone coverage and broadband services at the property:-  
  
Mobile coverage - voice and data likely available for O2, limited for EE, Three and Vodafone.  
  
Broadband coverage:-  
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.  
  
Networks in your area:- Virgin Media, 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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