

## LEGAL READY

Energy Efficiency Rating	
Potential	<p>Very energy efficient - lower running costs</p> <p><b>A</b> (92+)</p> <p><b>B</b> (81-91)</p> <p><b>C</b> (69-80)</p> <p><b>D</b> (55-68)</p> <p><b>E</b> (39-54)</p> <p><b>F</b> (21-38)</p> <p><b>G</b> (1-20)</p> <p>Not energy efficient - higher running costs</p>
Current	<p>EU Directive 2002/91/EC</p> <p><b>England &amp; Wales</b></p> <p>www.epec.u.com</p>



**green**  
& company



- Beeches Road, Great Barr, Birmingham, B42 2HF

## Offers Over £250,000



## Property Description

The property is approached via a paved driveway leading to:-

**ENCLOSED PORCH** Having front entrance door, tiled flooring, obscure windows and open access through to:-

**HALLWAY** Having stairs off to first floor, ceiling light point, door to:-

**LOUNGE** 11' 10" x 16' 3" (3.61m x 4.95m) Having double glazed sliding patio door to rear double glazed window to front, feature log burner, ceiling light point, decorative coving to ceiling, two wall light points, wooden flooring and door through to:-

**DINING KITCHEN** 8' 8" x 16' 1" (2.64m x 4.9m) Having a range of base, wall and drawer units with work surfaces over, one and a half bowl stainless steel sink unit with mixer tap and drainer to side, space and point for slot in cooker, extractor/light chimney above, double glazed window to front aspect, tiled splash backs, space and point for upright fridge/freezer, central heating radiator, double glazed window to side, double glazed French doors to rear garden, two ceiling light points.

**UTILITY ROOM** Having double glazed window to rear, space and plumbing for washing machine and ceiling light point.

**FIRST FLOOR** Approached via easy tread staircase to first floor landing having access to loft space, ceiling light point, double glazed window to rear, doors off to three bedrooms, bathroom and storage cupboard housing wall mounted gas central heating boiler.

**BEDROOM ONE** 11' 9" x 8' 0" (3.58m x 2.44m) Having double glazed window to front aspect, central heating radiator and ceiling light point.

**BEDROOM TWO** 9' 8" x 7' 0" (2.95m x 2.13m) Having double glazed window to front aspect, central heating radiator, ceiling light point and doorway to walk-in wardrobe area.

**BEDROOM THREE** 8' 8" x 8' 0" (2.64m x 2.44m) Having double glazed window to rear aspect, central heating radiator, ceiling light point.

**BATHROOM** 5' 6" x 7' 2" (1.68m x 2.18m) Having white suite comprising low flush wc, wash hand basin set in vanity unit, walk-in double shower cubicle with fitted shower, complementary wall tiling, central heating radiator, obscure double glazed window to rear, chrome vertical heated towel rail radiator and ceiling light point.

**OUTSIDE** Attractive good sized rear garden having paved patio area with lawn adjoining, fenced boundaries and tradesmen's side entrance.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 177 Mbps. Highest available upload speed 24 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.

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