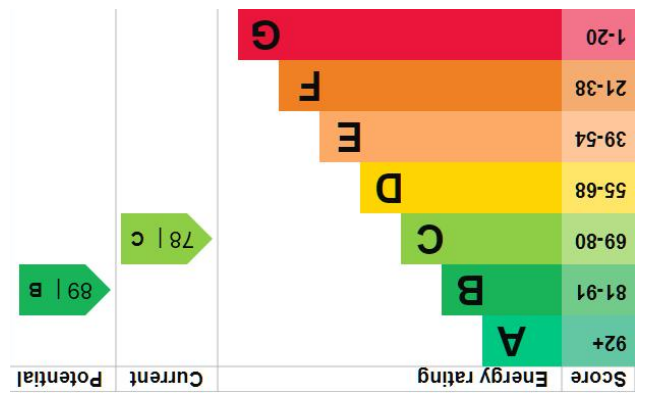


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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



- Well Presented Throughout
- Open Plan Kitchen/Dining Room
- Spacious Lounge
- Three Good Sized Bedrooms
- Bathroom & En-Suite
- Well Maintained Rear Garden

Ferney Hills Close, Great Barr, B43 7DP

£300,000

Property Description

This WELL-PRESENTED TOWNHOUSE is ideally situated in a SOUGHT AFTER LOCATION and having fantastic access to local amenities, good school catchment with excellent transport/commuter links to J7 M6 and Birmingham City Centre. MUST BE VIEWED to fully appreciate the overall size, presentation and location of the accommodation on offer. Call Green & Company to arrange your viewing!

APPROACH having paved pathway leading to front reception door.

HALL approached via reception door, having ceiling light point, stairs to first floor accommodation and doors off to all rooms.

GUEST CLOAKROOM having ceiling light point, wash hand basin and low flush WC.

OPEN PLAN KITCHEN/DINING ROOM 25' 3" (max.) x 14' 11" (max.) (7.7m x 4.55m) having double glazed window to front elevation, ceiling downlights, power points, three central heating radiators, a range of modern wall/base units with worktops over, inset sink unit with mixer tap over, breakfast bar, integrated gas hob, integrated electric oven, ample space for a range of appliances, open access to dining area and uPVC double glazed doors opening to rear garden.

FIRST FLOOR LANDING having ceiling light point, stairs off to second floor accommodation and doors off to all rooms.

LOUNGE 13' 3" x 14' 11" (4.04m x 4.55m) having double glazed windows to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 12' 7" x 8' 10" (3.84m x 2.69m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

SECOND FLOOR LANDING having ceiling light point and doors off to all rooms.

BEDROOM ONE 12' 10" x 8' 8" (3.91m x 2.64m) having double glazed window to rear elevation, ceiling light point, power points, central heating radiator and door to en-suite.

EN-SUITE having ceiling light point, heated towel rail, shower, wash hand basin and low flush WC.

BEDROOM THREE 8' 9" x 10' 8" (2.67m x 3.25m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BATHROOM having ceiling light point, a matching suite comprising of bath, wash hand basin and low flush WC.

OUTSIDE

REAR GARDEN having paved patio area with lawned space to fenced perimeter.

GARAGE/PARKING having parking space for one vehicle with access to garage. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

COUNCIL TAX BAND D Walsall Council

TENURE

The Agent understands that the property will be sold freehold upon completion. 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.

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 all measurements are approximate.

