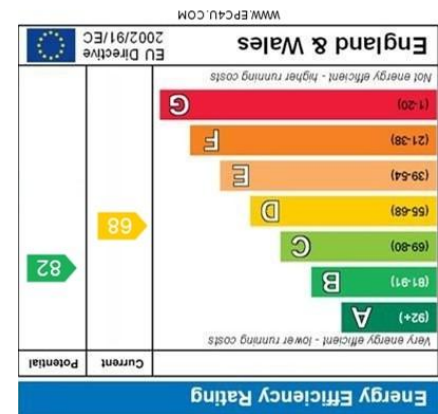


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Great Barr | 0121 241 4441



- Well Presented Throughout
- Lounge & Dining Room
- Kitchen Breakfast/Diner
- Four Bedrooms
- Family Bathroom
- Well Maintained Rear Garden

Cookesley Close, Great Barr, B43 7LD

Offers over £320,000

## Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

This WELL PRESENTED FAMILY HOME offers SPACIOUS and VERSATILE living accommodation throughout. 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, potential and location of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having block paved drive providing ample space for off-road parking with access to enclosed porch and garage.

PORCH having uPVC double glazed sliding door.

HALLWAY having light point, power points, stairs to first floor accommodation and doors off to all rooms.

LOUNGE 14' 0" (max.) x 11' 3" (4.27m x 3.43m) having double glazed window to front elevation, light point, power points, central heating radiator and French doors opening to dining room.

DINING ROOM 11' 2" x 10' 3" (max.) (3.4m x 3.12m) having light point, power points, central heating radiator, door to kitchen and uPVC double glazed doors opening to rear garden.

BREAKFAST/DINER 9' 5" x 7' 5" (2.87m x 2.26m) having double glazed window to rear elevation, light point, power points, central heating radiator door to utility and open access to kitchen.

KITCHEN 8' 4" x 9' 8" (2.54m x 2.95m) having double glazed window to rear elevation, light points, power points, a range of matching wall/base units with worktops over, inset sink with mixer tap, integrated hob with extractor over, integrated double oven, integrated fridge, integrated washing machine, integrated dishwasher and ample space for a range of appliances.

STORAGE having light point, power points and door to garage.

FIRST FLOOR LANDING having double glazed window to side elevation, light point, stairs to second floor landing and doors off to all rooms.

BEDROOM ONE 14' 2" (max.) x 11' 2" (max.) (4.32m x 3.4m) having double glazed window to front elevation, light point, power points and central heating radiator.

BEDROOM TWO 11' 1" x 9' 5" (max.) (3.38m x 2.87m) having double glazed window to rear elevation, light point, power points and central heating radiator.

BEDROOM THREE 6' 6" x 6' 3" (1.98m x 1.91m) having double glazed window to front elevation, light point, power points and central heating radiator.

FAMILY BATHROOM having double glazed window to rear elevation, a matching suite comprising of panelled bath with taps/shower over, wash hand basin, low flush w/c, light point, central heating radiator and complimentary tiling to splashbacks.

SECOND FLOOR LANDING having skylight window, light point, power points and door to bedroom.

BEDROOM FOUR 10' 9" x 13' 3" (max.) (3.28m x 4.04m) having skylight windows, light points, power points and storage to eaves.

OUTSIDE

REAR GARDEN having paved and lawned areas surrounded by an array of shrubs/plants.

GARAGE (unmeasured) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

COUNCIL TAX BAND C Walsall Metropolitan Borough Council

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.

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Please note that all measurements are approximate.

