

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



- OPEN PLAN LIVING SPACE
- LARGE LIVING SPACE
- EXTENDED KITCHEN
- MODERN BATHROOM
- PERFECT FOR FAMILIES
- NO UPWARD CHAIN



Elmbridge Road, Great Barr, Birmingham, B44 8AG

Offers Over £280,000



Property Description

This inviting 3 bed semi prides itself on its smart use of 1177 square feet of space. Downstairs boasts a spacious living room perfect for entertaining or unwinding after a long day, along with a functional fitted kitchen. This floor also comprises a convenient WC along with a side entrance great for storage. Making your way upstairs, you will discover three cozy bedrooms ready to cater to your relaxation or study needs. This floor is also home to a full wet room featuring a walk-in shower. This home is perfect for families looking for a long time residence or even new buyers looking to move in to the area!

TO THE FRONT Paved driveway with dropped curb leading to:-

PORCH Double glazed windows surround, brick walls, carpeted floors leading to:-

ENTRANCE HALL Laminated wood floors, ceiling lights, central heating radiator, double glazed windows to side, hallway leading to:-

LIVING SPACE 28' 4" x 10' 11" (8.64m x 3.33m) Double glazed bay windows, carpeted flooring, central heating radiator, electric fire and fireplace with decorative brick surround, ceiling lights archway leading to:-

OPEN PLAN KITCHEN/DINER 11' 5" x 16' 9" (3.48m x 5.11m) Double glazed sliding doors leading to rear garden, double glazed window facing rear, central heating radiator, ceiling lights, half carpet half laminate wood flooring, wrap around fitted kitchen, central heating boiler, mixer tap, built in gas oven and hob with extractor fan, space for fridge/freezer, door leading to:-

DOWNSTAIRS W/C Sink basin unit, w/c, half tiled walls, laminate wood flooring, ceiling lights.

STORAGE ROOM 13' 8" x 4' 11" (4.17m x 1.5m) Brick walls, space for washing and drying machine, double glazed window and door to front, door leading to rear garden.

BEDROOM THREE 7' 6" x 7' 5" (2.29m x 2.26m) Double glazed window to front, carpeted flooring, central heating radiator, ceiling lights.

BEDROOM TWO 14' 6" x 9' 7" (4.42m x 2.92m) Double glazed window to front, carpeted flooring, central heating radiator, ceiling lights, fire exit leading to front porch.

BEDROOM ONE 13' 9" x 10' 9" (4.19m x 3.28m) Double glazed window to rear, carpeted flooring, central heating radiator ceiling lights, loft hatch.

WET ROOM 7' 8" x 5' 11" (2.34m x 1.8m) Floor to ceiling tiling, fitted shower curtain, built in sink and cabinet unit, vanity unit just above, w/c, double glazed window to rear, central heating towel radiator, extractor fan, LED light up vanity cabinet.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, O2 - Variable in home, good outdoor

Three - Good in home and outdoor

Vodafone - Good (outdoor only)

Broadband coverage - Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.5Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Virgin Media, Openreach, CityFibre

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