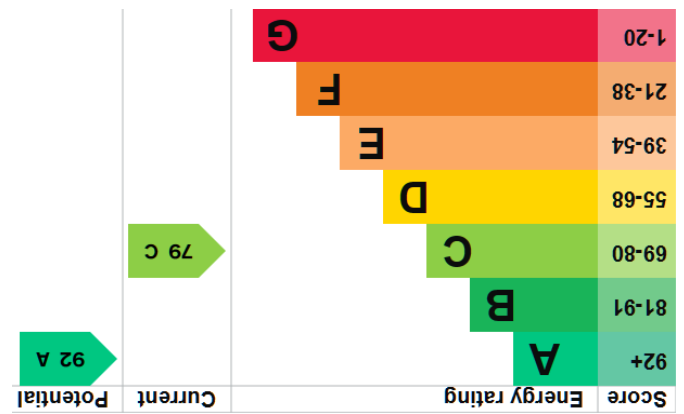


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyancer.



Great Barr | 0121 241 4441



- MID TERRACE PROPERTY
- THREE BEDROOMS
- GARAGE WITH A PARKING SPACE
- *MODERN BUILD
- SOUGHT AFTER ESTATE
- MASTER BEDROOM WITH EN-SUITE

Horseshoe Crescent, Great Barr, Birmingham, B43 7DN

£250,000



Property Description

This immaculate terraced property in a quiet location is now available for sale. Ideal for families and couples, this home boasts a welcoming atmosphere with its strong local community and proximity to public transport links.

Upon entering, you are greeted by the porch area which leads to the open-plan reception room with built-in storage, perfect for relaxation and entertainment. The kitchen, flooded with natural light, features a dining space and modern appliances including an integrated fridge freezer, dishwasher, and washer/dryer.

The property offers three bedrooms, each with unique features. The first bedroom is a spacious double with an en-suite bathroom, while the second double bedroom includes built-in wardrobes for convenient storage. The third bedroom, a single, also features built-in wardrobes.

Additional highlights of this home include an Astro turf front and rear garden, a garage, and a driveway for one car. A downstairs W/C adds convenience to this charming property.

Don't miss this opportunity to own a beautiful home with nearby parks, green spaces, and walking routes. Contact us today to arrange a viewing.

Approach the property via artificial grass and paved pathway with gate.

HALL Ceiling light point.

LOUNGE 18' 0" x 10' 6" (5.49m x 3.2m) Window to front, two ceiling light points, stairs leading to first floor, storage cabinet.

KITCHEN 14' 0" x 9' 6" (4.27m x 2.9m) Tiled, patio doors to rear, spotlights, wall and base units, integrated fridge/freezer, integrated dishwasher, integrated washer/drier, electric oven with gas hob and extractor fan, window to rear, sink.

FIRST FLOOR LANDING Having ceiling light point.

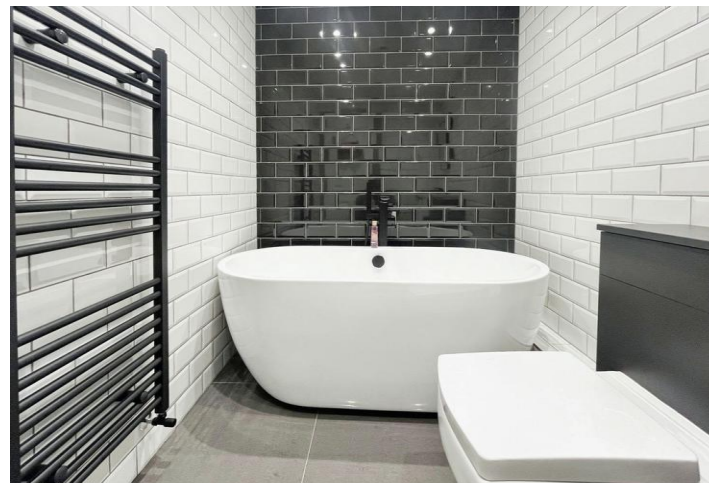
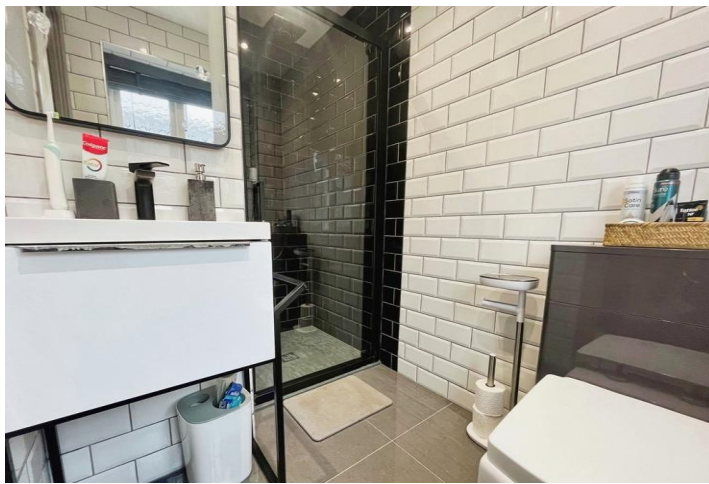
BEDROOM ONE 11' 0" MAX x 10' 5" (3.35m x 3.18m) Double bedroom with radiator, ceiling light point and window to front.

EN SUITE 8' 6" MAX x 4' 11" (2.59m x 1.5m) Tiled walls, spotlights, sink, toilet, radiator, window and free-standing shower.

BEDROOM TWO 11' 6" x 8' 0" MAX (3.51m x 2.44m) Ceiling light point, radiator, window to rear, built-in wardrobe.

BEDROOM THREE 8' 3" MAX x 6' 0" (2.51m x 1.83m) Window to rear, ceiling light point, radiator, built-in wardrobe.

FAMILY BATHROOM 7' 11" x 5' 8" (2.41m x 1.73m) Having sink, toilet, bath, towel radiator, spotlights and tiled walls.



OUTSIDE Artificial grass, back gate access to side alley,

Council Tax Band C - Walsall

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 13 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps.

Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 220 Mbps.

Networks in your area - Openreach

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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