

## LEGAL READY

Energy Efficiency Rating		Current	Potential
	A	92+ Very energy efficient - lower running costs	
	B	81-91	
	C	69-80	
	D	55-68	
	E	39-54	
	F	21-38	
G	1-20	Very energy inefficient - higher running costs	
England & Wales		EU Directive 2002/91/EC	



**FIRST FLOOR**

**GROUND FLOOR**



**green**  
& company



- Dyas Avenue, Great Barr, Birmingham, B42 1HF

## Offers Over £220,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

For sale is this three bedroom semi-detached house in good condition, ideal for first-time buyers and families. This beautiful home boasts three bedrooms, a recently refurbished bathroom with a rain shower, and a separate reception room with large windows, allowing for ample natural light to brighten the space.

The property hosts a total of three bedrooms, two of which are double-sized and one single. The first double bedroom is particularly notable for its built-in wardrobes, providing excellent storage space. The second double bedroom shares the same generous size, while the third single bedroom is perfect for a child's room or home office.

The bathroom has been recently refurbished and features a luxurious rain shower, offering a relaxing retreat after a long day. The separate reception room is another highlight of the property, offering a large, inviting space for family gatherings or entertaining guests. Its large windows allow for an abundance of natural light, creating a warm and welcoming ambience.

Adding to the charm of this property is the well-maintained garden, providing an ideal outdoor space for relaxation and family time. There is also a single garage, providing off-street parking or additional storage space. A conservatory completes the unique features of this home, offering a serene space to enjoy the garden views all year round.

Location-wise, the property is ideally situated with excellent public transport links and local amenities nearby. It is also within close proximity to local schools, making it a perfect choice for families.

Given its good condition and desirable location, this home merits a viewing. This property is within council tax band B.

HALLWAY Ceiling light point, radiator, cupboard with gas meter.

LIVING ROOM 16' 6" x 10' 4" (5.03m x 3.15m) Having gas fireplace, ceiling light, point, window to front and radiator.

KITCHEN DINER 14' 8" x 10' 0" (4.47m x 3.05m) Tiled, wall and base units, two ceiling light points, oven, extractor fan, sink, window to conservatory, space for washer dryer, window to side, space for fridge/freezer.

CONSERVATORY 9' 10" x 8' 0" (3m x 2.44m) Vinyl flooring, ceiling light point, door to rear garden.

FIRST FLOOR LANDING Ceiling light point, loft access.

BEDROOM ONE 13' 2" x 9' 6" (4.01m x 2.9m) Window to front, ceiling light point, radiator and built-in wardrobe.

BEDROOM TWO 13' 2" x 8' 2" (4.01m x 2.49m) Ceiling light point, radiator, window to rear.

BEDROOM THREE 8' 0" x 5' 10" (2.44m x 1.78m) Ceiling light point, radiator, window to rear.

BATHROOM 8' 4" x 4' 6" (2.54m x 1.37m) Tiled, toilet, sink, towel radiator, shower, ceiling light point.

REAR GARDEN Paved area, garage, lawned area.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 76 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.  
Networks in your area - Openreach, Virgin Media

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