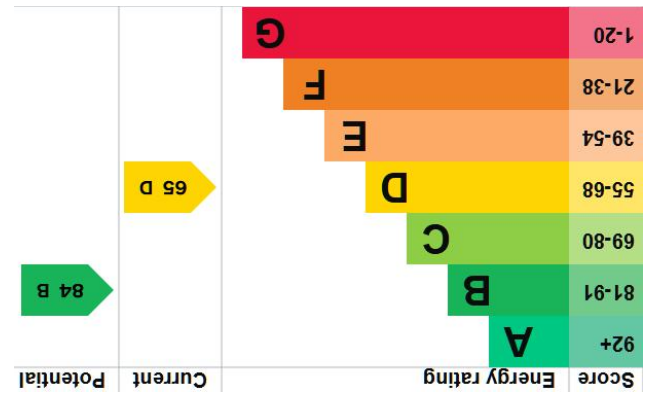


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- KITCHEN EXTENDED
- CORNER PLOT
- LARGE DRIVEWAY
- DOWNSTAIRS W/C

Stanton Road, Great Barr, Birmingham, B43 5HG

£260,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

I am delighted to present this exceptional three bedroom semi-detached house, currently listed for sale. This property is in good condition, offering a blend of modern living and convenience. It is ideally located with easy access to public transport links, nearby schools, and local amenities, making it a perfect choice for a family home.

As you enter the property, you are welcomed by an open-plan reception room, which features large windows that flood the space with natural light. This layout seamlessly flows into a splendid kitchen diner, further enhancing the open-plan living. The kitchen is a tasteful blend of functionality and design, boasting an abundance of natural light and a separate dining space.

The property offers three double bedrooms, each providing ample space for comfort. Bedroom 1 goes a step further, featuring built-in wardrobes for your storage needs. There is a well-appointed bathroom featuring a stylish rain shower, ensuring a luxurious bathing experience.

A unique feature of this property is the downstairs w/c, conveniently located off the kitchen, adding to the practicality of the home. Outside, you'll find a large driveway providing ample parking space, a feature that is sure to be appreciated.

This home sits within the Council Tax Band C, further adding to its appeal. With all these features and more, this home promises to offer comfortable living in a desirable location. We invite you to experience this property for yourself and see all that it has to offer.

HALLWAY 12' 6" x 6' 6" (3.81m x 1.98m) Ceiling light point, radiator, window to front, stairs to first floor, downstairs storage.

LOUNGE 16' 2" x 12' 4" (4.93m x 3.76m) Ceiling light point, radiator, gas fireplace, patio doors to rear.

KITCHEN/DINER 25' 0" x 12' 4" (7.62m x 3.76m) Three ceiling light points, wall and base units, window to rear, patio door to rear, built in fridge freezer, built in dishwasher, sink, area for washer/dryer, radiator, kitchen area is tiled, dining area carpeted, window to front.

DOWNSTAIRS WC WC, sink and window to rear.

FIRST FLOOR

LANDING Ceiling light point.

BEDROOM ONE 12' 4" x 10' 2" (3.76m x 3.1m) Ceiling light point, window to front, built in wardrobes and radiator.

BEDROOM TWO 13' 4" x 9' 2" (4.06m x 2.79m) Ceiling light point, window to front, radiator and storage cupboard.

BEDROOM THREE 10' 0" x 7' 0" (3.05m x 2.13m) Ceiling light point, window to front and radiator.

BATHROOM 7' 8" x 7' 0" (2.34m x 2.13m) Vinyl flooring, radiator, sink, shower cubicle with tiled splash backs, spotlights, electric shower and window to rear.

WC WC, ceiling light point and window to side.

STORAGE CUPBOARD Housing water tank and ceiling light point.

LOFT Insulated.

GARDEN Having paved area, lawn area, area for flowers and shrubs, gravel area to the rear, side gate to alley way.



Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for EE, Three, limited for O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 13Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 52Mbps. Highest available upload speed 10Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Openreach

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?
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