

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 Conveyor.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 77 C
 Potential: 77 C

Great Barr | 0121 241 4441



- PERFECT FOR FAMILIES
- CONVERTED GARAGE
- SIZEABLE DOWNSTAIRS LIVING SPACE
- MODERN BATHROOM
- GARDEN WITH SUMMER HOUSE

Stanton Road, Great Barr, Birmingham, B43 5HL

£280,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

On the market now is this very sizeable 3 bedroom family home on Stanton Road. Having a modern, extended kitchen and a clean well maintained bathroom; this home is easy to move in to. As you enter you're greeted by a large entrance hallway leading to the through lounge. An addition to the property is the converted garage being home now to the extended kitchen and an additional study/office space ready to be used as you like. Upstairs you will find 3 well proportioned bedrooms along with a bathroom and a separate W/C. To the front you have parking for 2 with a great looking block paved driveway. To the rear you have a tiered garden ready to be made in to the next summer spot and come along will be the summer house!

If you're looking for your next family home in a great sought after location - this is one to definitely not miss out on! Local to the home are great schools and amenities and with the size being bigger than usual this is a must see!

TO THE FRONT Having block paved driveway with steps leading to front door, side access to rear garden.

PORCH Having double glazed windows to front and door into:-

RECEPTION ROOM 6' 3" x 9' 4" (1.91m x 2.84m) Having laminate flooring, double glazed windows to front, ceiling lights, radiator and door into:-

LIVING ROOM 15' 3" x 12' 2" (4.65m x 3.71m) Having laminate flooring, wall lights, radiator, decorative fireplace and archway through to:-

DINING ROOM 8' 11" x 10' 2" (2.72m x 3.1m) Having radiator, double glazed double doors and window to rear garden.

KITCHEN 8' 10" x 6' 11" (2.69m x 2.11m) Having laminate flooring, wall and base units, double glazed window to rear, mixer tap sink, integrated oven, hob and extractor fan, integrated dishwasher, ceiling lights, space for fridge, radiator, space for washing machine and door to:-

STUDY/GUEST ROOM 8' 8" x 6' 8" (2.64m x 2.03m) Having double glazed window to front, laminate flooring, ceiling lights.

FIRST FLOOR LANDING Having ceiling lights and doors to:-

BEDROOM ONE 11' 10" x 9' 1" (3.61m x 2.77m) Having double glazed window to front, carpeted flooring, ceiling light, over stairs storage and radiator.

BEDROOM TWO 9' 10" x 10' 1" (3m x 3.07m) Carpeted and having double glazed window to rear, radiator, built in sliding wardrobe, ceiling lights.

BATHROOM Having laminate flooring, fully tiled walls, heated towel rail, mixer tap sink, bath with mixer tap and shower attachment, double glazed window to rear, walk in shower with shower over, ceiling lights.

WC Having double glazed window to side, laminate flooring and WC.

BEDROOM THREE 8' 7" x 6' 10" (2.62m x 2.08m) Carpeted and having double glazed window to front, radiator and ceiling light.

REAR GARDEN Having tiled patio area to steps leading to further tiled patio area with lawn adjoining and summerhouse to rear, fenced boundaries and side gated access.

Council Tax Band C Sandwell Metropolitan Borough Council



Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:
Three, Vodafone - Good outdoor and in home
EE, O2 - Good out door

Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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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