

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

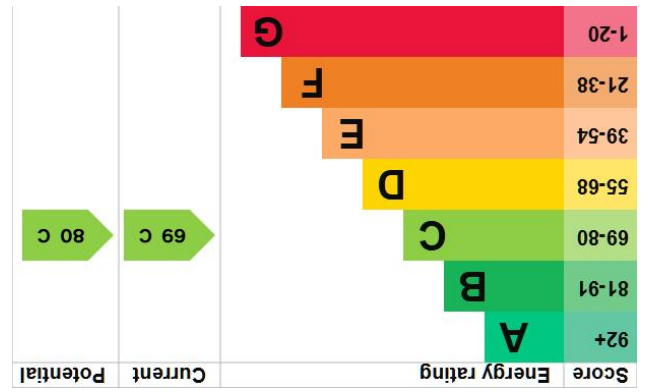


LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



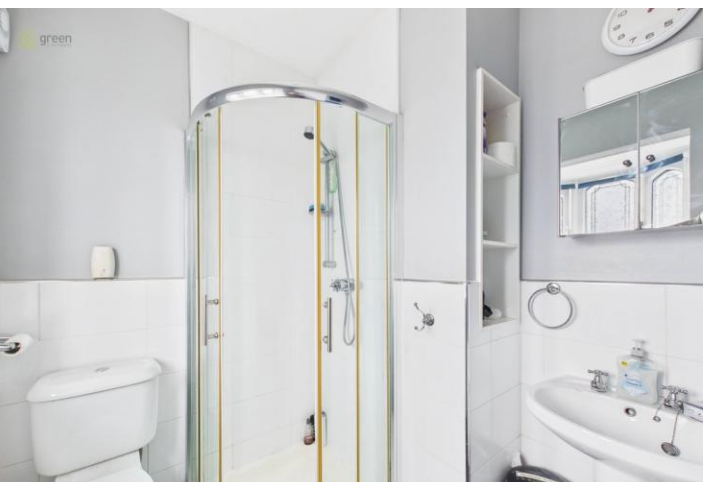
Great Barr | 0121 241 4441



- FOUR DOUBLE BEDROOMS
- LARGE GARDEN
- INTERNAL GARAGE
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- DESIRED LOCATION
- POTENTIAL TO EXTEND FURTHER STPP

Peak House Road, Great Barr, Birmingham, B43 7RY

Offers Over £390,000



Property Description

DESCRIPTION On the market now is this beautifully presented 4 double bedroom house located on Peak House Road. To the front you have a lovely home with great curb appeal with off street parking for several vehicles and a large integral garage. Downstairs you first access the porch which leads you in the hallway - off here you have the large dual aspect living room. Currently kept as a living/dining room, this room benefits from light either side including an amazing bay window; you can benefit from the electric fire place centrally located, perfect for winter months. Next is the kitchen, in here you have a good amount of storage space, an integrated oven, hob and dishwasher and an amazing view over the garden. This home benefits from a separate utility off the kitchen which has the convenience of offering space for a double fridge and washing machine whilst also giving another method to access the garden and the garage internally. The garage is surprisingly large being great for storage or parking larger vehicles - it also holds the boiler keeping it out of way from the rest of the house. Upstairs you have a large landing leading to four double bedrooms. The master is my favorite, having in-built cupboards, a bay window and the luxury of an En-suite! Also upstairs is the family bathroom, having both a walk in shower and corner bath tub. Lastly, is the garden. Incorporating the modern needs but keeping the mature look this garden has both the size and looks to ensure you're needing nothing more. With patio at the front and back of the garden to catch the sun regardless of occasion along with a long stretch of lawn boarded by shrubs - this garden is a must see in summer!

This home won't last for long, having a great feel on top of ticking the boxes for most families looking for the next home, this is a must see before you miss out. If you're interested call or email now to confirm a time!

TO THE FRONT Having a block paved driveway with shrubs to side and fenced surround, a access to garage and front door into:-

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

HALLWAY Having laminate flooring, ceiling lights, radiator and double glazed windows to front.

LIVING ROOM 24' 9" x 12' 0" (7.54m x 3.66m) Having laminate flooring, double glazed bay window to front, radiator, ceiling lights, electric fireplace and double glazed double doors out to rear with double glazed windows to either side.

KITCHEN 13' 2" x 9' 7" (4.01m x 2.92m) Having tiled flooring, wall and base units, integrated oven, hob and extractor fan, sink with mixer, double glazed windows to rear, ceiling lights, tiled splash backs and double glazed door to:-

UTILITY ROOM 13' 7" x 6' 3" (4.14m x 1.91m) Having tiled flooring, radiator, double glazed window to rear and double glazed door to rear, space for washing machine, sink with mixer tap, space for double fridge, ceiling lights, wall and base units and door to:-

GARAGE 14' 3" x 12' 5" (4.34m x 3.78m) Housing gas central heating boiler, ceiling lights. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Having carpeted flooring, ceiling lights.

BEDROOM ONE 10' 11" x 10' 0" (3.33m x 3.05m) Having carpeted flooring, double glazed bay window to front, ceiling lights, radiator and built in wardrobe.

ENSUITE Tiled flooring, half tiled walls, double glazed windows to front, radiator, WC, wash hand basin, ceiling lights, walk in shower.

BEDROOM TWO 10' 3" x 11' 11" (3.12m x 3.63 m) Having laminate flooring, double glazed windows to rear, radiator and ceiling lights.

BATHROOM Being fully tiled, double glazed window to rear, radiator, WC, wash hand basin set in vanity, radiator, corner bath, walk in shower with electric shower over, ceiling light.

BEDROOM FOUR 10' 10" x 5' 9" (3.3m x 1.75m) Having laminate flooring, double glazed windows to rear, ceiling lights, radiator.

BEDROOM THREE 10' 2" x 11' 8" (3.1m x 3.56 m) Having laminate flooring, radiator, double glazed

windows to front, ceiling lights.

REAR GARDEN Having tiled patio leading to lawn with fenced surround, to the rear is a patio area with garden shed.

Council Tax Band C Sandwell Metropolitan Borough Council

Utility Supply
Electric - Mains
Gas - Mains
Water - Mains
Heating - Gas Central Heating
Sewerage - Mains

Flood Risk

Based on the Gov UK website's long-term flood risk checker, this property has been summarised as high

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three, Vodafone - Good outdoor and in home
O2 - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

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

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