

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

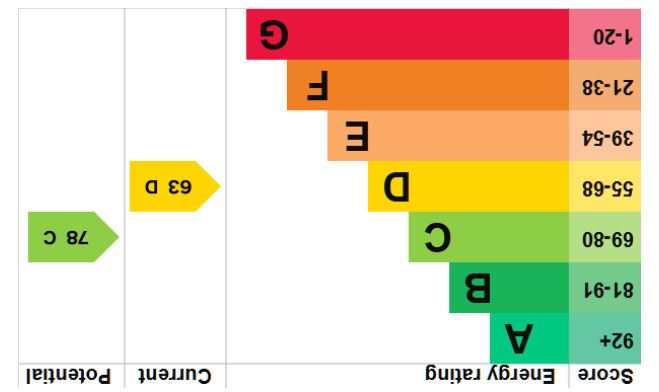


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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



- FIRST TIME BUYER FRIENDLY
- NEWLY RENOVATED
- POTENTIAL TO EXTEND STPP
- SOUGHT AFTER ROAD
- CLOSE TO LOCAL AMENITIES

Perry Wood Road, Great Barr, Birmingham, B42 2BN

Offers In Excess Of  
£220,000



## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

TO THE FRONT Having lawn to side and pebbled frontage, side access to rear and front door into:-

HALLWAY Having laminate wood flooring, single glazed window to front, ceiling light, gas central heating radiator and door leading to:-

LIVING ROOM 15' 0" x 9' 3" (4.57m x 2.82m) Carpeted, double glazed bay window to front, electric fire, ceiling lights, gas central heating radiator.

KITCHEN 7' 3" x 13' 10" (2.21m x 4.22m) Having wall and base units, integrated oven, hob and extractor, gas central heating boiler, sink with mixer tap, double glazed windows to rear, double glazed door out to rear, laminate wood flooring, gas central heating radiator, ceiling lights, door to:-

UNDERSTAIRS STORAGE With double glazed window to side.

FIRST FLOOR LANDING Carpeted, ceiling light and doors to:-

BEDROOM THREE 7' 8" x 5' 6" (2.34m x 1.68m) With double glazed windows to rear, carpeted flooring, ceiling lights.

BEDROOM TWO 11' 7" x 9' 2" (3.53m x 2.79m) With double glazed windows to rear, carpeted flooring, ceiling lights and gas central heating radiator.

BEDROOM ONE 12' 7" x 9' 4" (3.84m x 2.84m) With double glazed bay window to front, carpeted flooring, ceiling lights and gas central heating radiator.

BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m) Vinyl flooring, WC, wash hand basin, walk in shower with electric shower, double glazed window to front, ceiling lights and half tiled walls.

REAR GARDEN Having tiled patio with lawn adjoining and fenced boundaries and potential for rear access.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage for:

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

Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.

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

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.



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.

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