

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
39-54	E		
21-38	F		
1-20	G		

Great Barr | 0121 241 4441



- PERFECT FOR FIRST TIME BUYERS
- GREAT VALUE FOR MONEY
- INTEGRAL GARAGE
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- OFF ROAD PARKING

Green Lane, Great Barr, Birmingham, B43 5LE

Offers In Excess Of
 £230,000



Property Description

We are pleased to introduce another home for sale on the well sought after Green Lane. Different to the usual home, this property comes with an integral garage allowing parking for several vehicles or potential to convert in to more living space. Downstairs you have generously sized entrance hallway leading to the lounge which has a great sunroom looking over the garden. Also off the living room, is the well configured kitchen which despite the size, has a great amount of storage and space for all culinary desires. On top this you have views again over the garden along with access in to the side passage. Once there, from the side passage you do have access to the front garage which conveniently has a toilet fitted. The other direction will take you to the garden which is really maintainable and offers a great spot for summer with it being a sun trap! Upstairs you have a reasonable sized landing giving access to 3 fairly equal sized bedrooms along with a separate W/C and a sizeable bathroom. Many in the area with similar styled floor plans, have decided to re-figure the layout to have the toilet together in the bathroom and also getting rid of the airing cupboard giving bedroom 3 and the bathroom and more bigger feeling!

This property is perfect for those happy to put the stamp on their next home or even those looking to move in to the area but with a smaller budget! If this sounds of interest to you, then please get in contact ASAP as this will go soon!

OUTSIDE TO THE FRONT Block paved drive way with lawn to the side, side passage entrance to the rear.

PORCH Sliding door, double glazed windows and door leading to :-

HALLWAY Carpeted, under stairs storage, built-in corner cabinet and double doors into :-

GARAGE 13' x 7' 1" (3.96m x 2.16m) With electric door, wc and hand wash basin, ceiling light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

LIVING ROOM 15' 11" x 12' 1" (4.85m x 3.68m) Carpeted, electric fireplace, ceiling lights, double glazed sliding doors into conservatory, gas central heating radiator.

CONSERVATORY 5' 9" x 9' 5" (1.75m x 2.87m) Carpeted, wall lights, double glazed door to the rear and double glazed windows.

KITCHEN 10' x 6' 11" (3.05m x 2.11m) Wall and base units, space for oven, space for washing machine, mixer tap sink, double glazed window to rear, ceiling light, built-in cabinets, laminate wood flooring.

SIDE PASSAGE Having access to front and garage.

FIRST FLOOR LANDING Carpeted, ceiling light.

BEDROOM TWO 12' 5" x 8' 10" (3.78m x 2.69m) Carpeted, double glazed window to front, over stairs storage, gas central heating radiator and ceiling light.

BEDROOM ONE 9' 6" x 10' 3" (2.9m x 3.12m) Double glazed window to rear, built-in wardrobe, carpeted, ceiling light and gas central heating radiator.

BEDROOM THREE 8' 10" x 6' 11" (2.69m x 2.11m) Carpeted, double glazed window to front, gas central heating radiator, ceiling light.

SEPARATE WC Double glazed window to side, wc, carpeted, ceiling light.

AIRING CUPBOARD Housing the gas central heating boiler.

BATHROOM 7' 1" x 6' 11" (2.16m x 2.11m) Double glazed window to rear, walk-in electric shower, hand wash basin, gas central heating radiator, half tiled walls, carpeted, ceiling light.

OUTSIDE TO THE REAR Lawn.



Council Tax Band C - Sandwell

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 75 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

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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441