

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.

Boldmere | 0121 321 3991



- FOUR BEDROOM SEMI DETACHED HOME
- DRIVEWAY
- GARAGE
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- TWO RECEPTION ROOMS

Donegal Road, Streetly, Sutton Coldfield, B74 2AA

£380,000



Property Description

This well proportioned four bedroom semi detached property occupies a popular, residential location, being well served by local amenities including nearby public transport services, local schooling and shopping facilities, enjoying a surrounding road network providing easy access to neighbouring areas. The property offers the advantage of no onward chain and must be viewed internally in order to be fully appreciated and in more detail comprises:

ENTRANCE HALL Having access to dining room and kitchen and stairs leading off.

DINING ROOM 16' 5" x 11' 1" (5m x 3.38m) Carpeted and having double glazed bay window, ceiling light, radiator and power points.

LIVING ROOM 16' 3" max x 12' 7" max (4.95m x 3.84m) Carpeted and having double glazed window, double glazed sliding doors, radiator, ceiling light and power points.

KITCHEN 8' 7" x 9' 3" (2.62m x 2.82m) Having base units, double glazed window, ceiling light and power points.

CONSERVATORY 8' 11" x 8' 9" (2.72m x 2.67m) Having double glazed windows and double glazed double French doors, with ceiling light and power points.

FIRST FLOOR

LANDING With access to all bedrooms and bathroom.

BEDROOM ONE 13' 7" x 12' (4.14m x 3.66m) Carpeted and having double glazed bay window, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM TWO 11' 6" x 13' 3" (3.51m x 4.04m) Carpeted and having double glazed window, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM THREE 15' 2" x 7' 8" (4.62m x 2.34m) Carpeted and having two double glazed windows, radiator, ceiling light and power points.

BEDROOM FOUR 6' 5" x 7' 11" (1.96m x 2.41m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 8' 5" x 6' 8" (2.57m x 2.03m) Having walk in shower, bath, low level WC, wash basin, double glazed window and ceiling light.



Council Tax Band D Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available for ***** and data available for ***
 Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8Mbps.
 Broadband Type = Superfast Highest available download speed 253 Mbps. Highest available upload speed 40 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Openreach, Virgin Media

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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