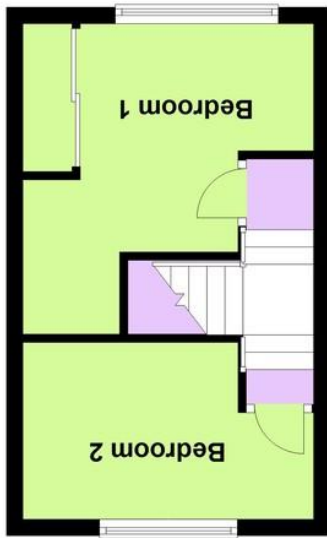
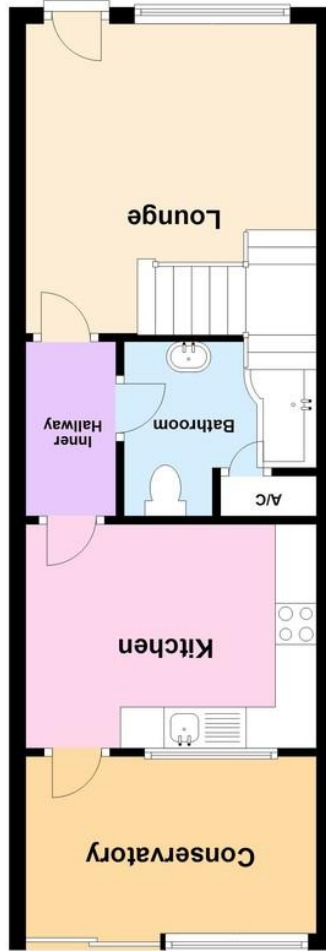


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

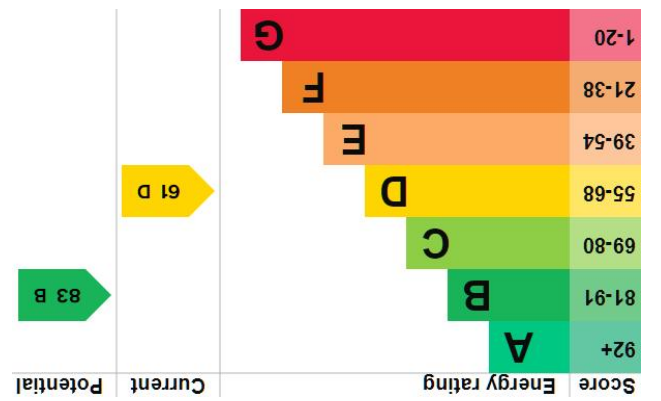


First Floor



Ground Floor

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.



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- WELL PRESENTED TWO BEDROOM PROPERTY
- CLOSE PROXIMITY TO SUTTON COLDFIELD TOWN CENTRE
- NO ONWARDS CHAIN
- KITCHEN WITH CONSERVATORY OFF FOR DINING AREA

Driffold Cottage, Church Road, Maney, Sutton Coldfield, B73 6HR

Offers over £215,000

Property Description

This WELL-PRESENTED HOME would ideally appeal to first-time buyers or those wishing to downsize. Situated in a POPULAR RESIDENTIAL LOCATION and having fantastic access to local amenities, good school catchment and within walking distance of Sutton Coldfield Town Centre. MUST BE VIEWED to fully appreciate the overall presentation, size and location of the accommodation on offer. This property will surely be in high demand - Call Green & Company to arrange your viewing!

GROUND FLOOR

LOUNGE 12' 04" x 11' 07" (3.76m x 3.53m) Carpeted, wall lights, central heating radiator, power points, feature ceiling beam, double glazed window to front, stairs to first floor and door to inner hall.

INNER HALL 7' 00" x 3' 07" (2.13m x 1.09m) Carpeted, ceiling light, power points, doors to bathroom & kitchen.

KITCHEN 11' 02" x 8' 11" (3.4m x 2.72m) Wood effect laminate flooring, ceiling light, central heating radiator, range of wall and base units, stainless steel sink and drainer, integrated oven and hob, space for washing machine, space for tumble dryer, space for fridge freezer, part tiled walls, double glazed window and door to conservatory.

BATHROOM 7' 02" x 6' 11" (max) (2.18m x 2.11m) Wood effect laminate flooring, ceiling light, extractor fan, bath with over head shower, low level wc, hand was basin, tiled walls, central heating towel radiator and airing cupboard.

CONSERVATORY 11' 04" x 7' 01" (3.45m x 2.16m) Wood effect laminate flooring, ceiling light, power points, sliding door to rear garden.

FIRST FLOOR

BEDROOM ONE 11' 10" x 9' 07" (3.61m x 2.92m) Carpeted, ceiling and wall lights, central heating radiator, double glazed window to front, power points, built in wardrobes and loft access.

BEDROOM TWO 11' 06" x 7' 00" (3.51m x 2.13m) Carpeted, ceiling light, central heating radiator, power points, double glazed window to rear.

OUTSIDE To the rear is an enclosed courtyard style garden.

Council Tax Band C Birmingham City Council

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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