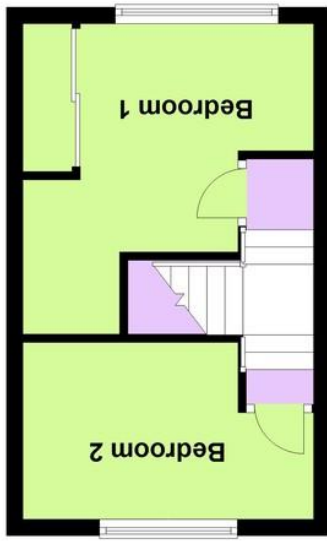


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

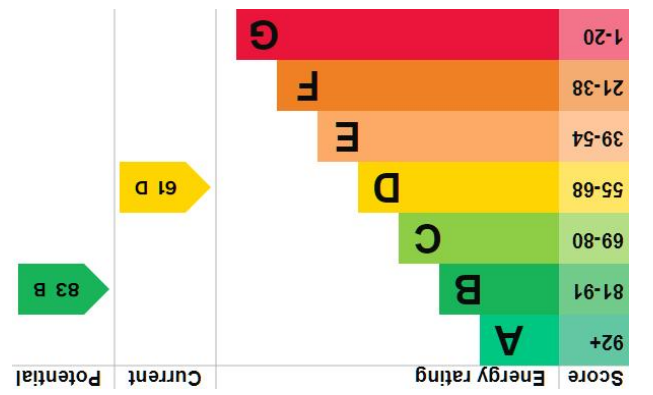


First Floor



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 Conveyer.



Boldmere | 0121 321 3991



- 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 £210,000



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, extra ctor 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

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice likely available for EE, Three, O2 and Vodafone and data likely available for EE and Three, limited for O2 and Vodafone.



Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media, 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.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

