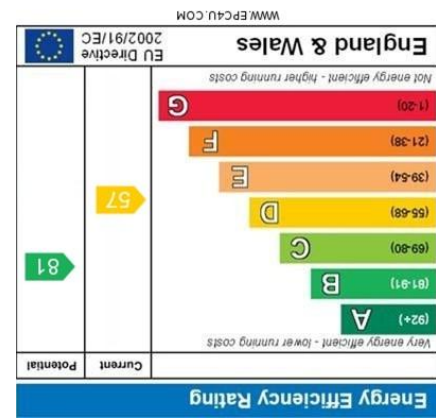


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- DETACHED DORMER BUNGALOW
- LOCATED CLOSE TO MANEY HILL PRIMARY SCHOOL AND BISHOP WALSH CATHOLIC SCHOOL
- TWO BEDROOMS
- SPACIOUS THROUGHOUT

Maney Hill Road, Sutton Coldfield, B72 1JW

£475,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Green and Co are pleased to bring to the market for sale this spacious two bedroom detached dormer bungalow. The property is located within close proximity of both Maney Hill Primary School and Bishop Walsh Catholic School and is also within a mile of Wylde Green train station. The bungalow is spacious throughout with a bedroom and bathroom on the ground floor and a second bedroom and en suite on the first floor. Viewing is essential to appreciate the size and space this bungalow has to offer.

PORCH 9' 7" x 7' 7" (2.92m x 2.31m) Having tiled flooring, power points, door to entrance hall and door to garage

ENTRANCE HALL 9' 1" x 8' 3" (2.77m x 2.51m) Tiled flooring, wall lights, central heating radiator, power point and stairs off to first floor.

LOUNGE 18' 4" x 18' 10" (5.59m x 5.74m) Carpeted, ceiling and wall lights, three central heating radiators, sliding doors to rear garden, gas fire, power points, entrance to study/dining room.

STUDY/DINING ROOM 10' 6" x 10' 8" (3.2m x 3.25m) Currently dressed as a bedroom/office, carpeted, wall lights, power points, central heating radiator, built-in wardrobes, window to side, storage cupboard.

KITCHEN 15' 9" x 11' 2" (4.8m x 3.4m) Tiled flooring, ceiling spotlights, ceiling light and fan, central heating radiator, range of wall and base units, window to side, door and window to conservatory, built-in oven and hob, space for white goods.

CONSERVATORY 12' x 9' 9" (3.66m x 2.97m) Has tiled flooring, power points, windows to side, patio doors to rear garden, ceiling light and fan.

BEDROOM ONE 12' 8" x 10' 2" (3.86m x 3.1m) Carpeted, ceiling light, power points, central heating radiator, built-in wardrobes, bay window to front.

BATHROOM 8' 11" x 6' 11" (2.72m x 2.11m) Ceiling light, central heating towel rail radiator, two windows to side, bath, corner shower, low level wc, hand wash basin, tiled walls.

FIRST FLOOR

BEDROOM TWO 13' 6" x 11' 5" (4.11m x 3.48m) Carpeted, ceiling light, central heating radiator, built-in wardrobes, power points.

EN SUITE 9' 5" x 6' 6" (2.87m x 1.98m) Carpeted, part tiled walls, central heating radiator, ceiling light, low level wc, bath, shower, hand wash basin, eaves storage access.

Council Tax Band F - 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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