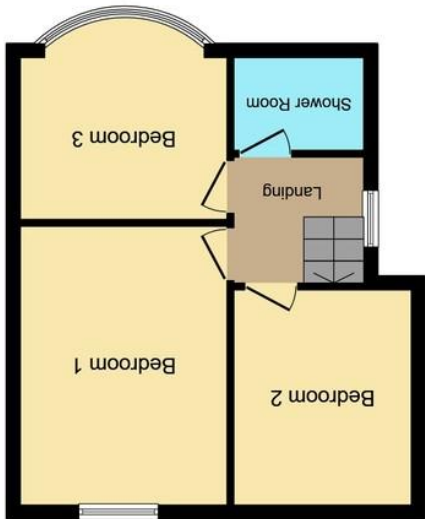


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total floor area 90.1 sq.m. (970 sq.ft.) approx
 This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

First Floor
 Floor area 38.0 sq.m. (409 sq.ft.) approx



Ground Floor
 Floor area 52.1 sq.m. (561 sq.ft.) approx



LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



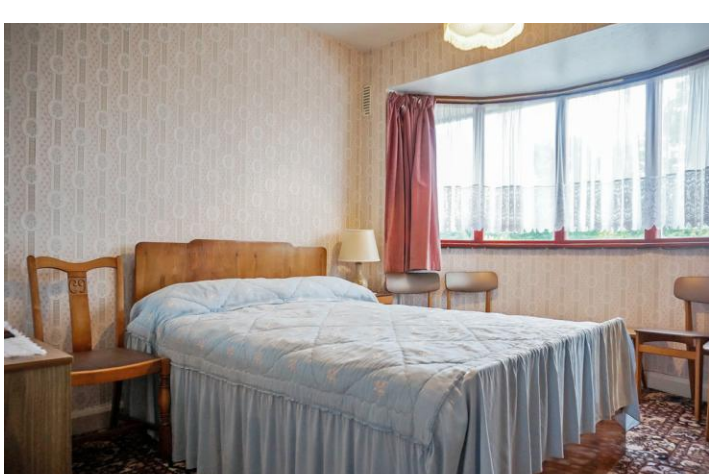
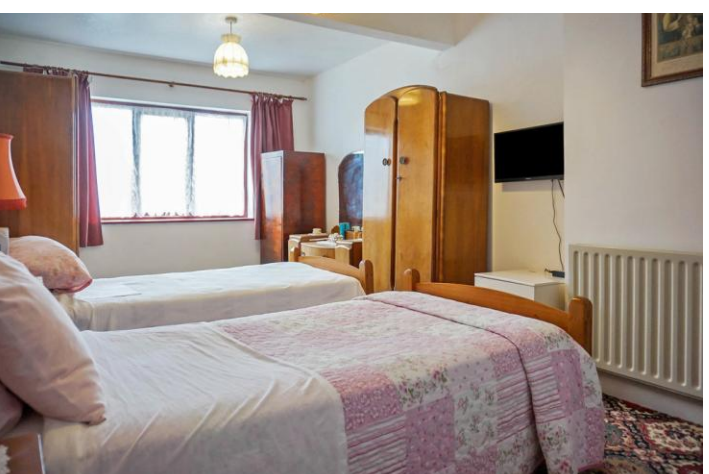
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- HIGHLY SOUGHT LOCATION
- DRIVEWAY AND GARAGE
- EXTENDED FORMAL LOUNGE AND SEPERATE DINING ROOM
- EXTENDED FITTED KITCHEN
- UTILITY ROOM AND GUEST WC

Coles Lane, Sutton Coldfield, B72 1NS

£360,000



Property Description

Green and Company are delighted to offer to the market this superb 3 bedroom extended traditional family home situated within a highly sought after area of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre. Approached via a driveway to the front the home is entered through a hallway with a useful under stairs pantry, an extended lounge to the rear and formal dining room to the front, an extended kitchen leads to a large utility room with a guest WC and further deep storage cupboard access to both the garage and garden room. On the first floor there are 3 double bedrooms and to complete the home there is a private rear garden.

Homes such as this are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

HALLWAY Having a staircase rising to the first floor, a deep walk in pantry, radiator and doors to:

FORMAL LOUNGE 19' 4" x 9' 11" (5.89m x 3.02m) A large extended formal living room, coving and a door to the rear and doors leading to the dining room.

DINING ROOM 13' 1" x 9' 11" (3.99m x 3.02m) Having a bay window to the front aspect and radiator.

KITCHEN 15' 1" x 7' 7" (4.6m x 2.31m) Also extended to include a matching range of wall and base mounted units with complementing work surfaces over, space for oven and hob, ample space for a dining table and chairs, sink and drainer unit, a window to the rear and a door to the utility room.

UTILITY ROOM 7' 6" x 10' 0" (2.29m x 3.05m) Offering space and plumbing for white goods and doors to:

Guest WC & Further storage.

GARDEN ROOM 8' 8" x 3' 4" (2.64m x 1.02m) From the hallway a staircase rises to the first floor landing with access to:

BEDROOM ONE 18' 0" x 10' 0" (5.49m x 3.05m) A large bedroom with a window to the rear and radiator.

BEDROOM TWO 12' 8" to bay x 9' 11" (3.86m x 3.02m) Having a deep walk in bay to the front and radiator.

BEDROOM THREE 15' x 7' 8" (4.57m x 2.34m) A further large bedroom with a window to the rear and radiator.

SHOWER ROOM A matching white suite with a corner shower cubicle, wash hand basin, low level WC and a window to the front.

GARAGE 15' 3" x 12' 8" (4.65m x 3.86m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the home there is a lovely garden with a patio area, steps up to a mainly lawned garden with mature trees and shrubs to the boundaries.

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 14 Mbps. Highest available upload speed 1 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 - Openread, Virgin Media

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.

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WANT TO SELL YOUR OWN PROPERTY?

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