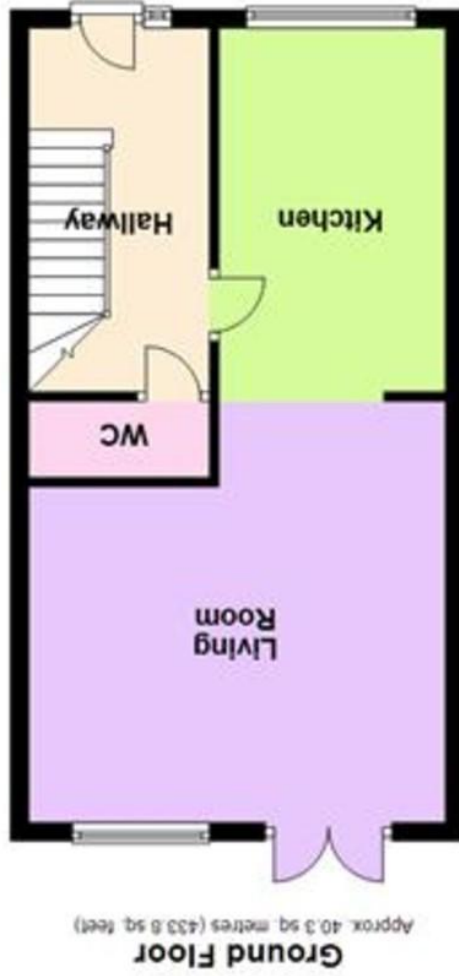
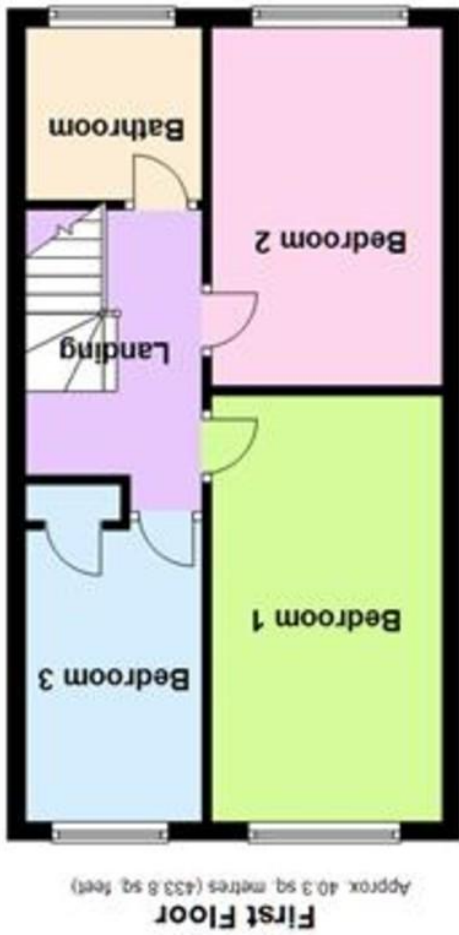


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 80.6 sq. metres (867.5 sq. feet)



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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	84
Potential	96

WWW.EPC4U.COM

Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed Date



- A MODERN STYLE THREE BEDROOM SEMI DETACHED HOUSE
- WELCOMING RECEPTION HALLWAY
- GUEST CLOAKROOM
- MODERN FITTED KITCHEN
- SPACIOUS LIVING ROOM
- THREE GOOD SIZED BEDROOMS

30 Cincinnati Drive, Pype Hayes, Birmingham, B24 0SB

Offers In Excess of
 £290,000



Property Description

Popular residential location, this recently constructed modern three bedroom semi detached house occupies this popular residential location close to amenities including local schools and shops with public transport on hand and transport links, providing easy access into Sutton Coldfield town centre, Birmingham city centre and motorway connections. The accommodation in brief comprises welcoming reception hallway, guest cloakroom, modern fitted kitchen, spacious living room, landing, three good sized bedrooms, well appointed family bathroom. Outside to the front the property is set well back from the road behind a block paved driveway providing off road parking with access to the garage and pathway with gated access to rear. Early internal viewing of this property is recommended.

OUTSIDE To the front the property is set well back from the road behind a neat lawned fore-garden, block paved driveway providing off road parking with access to the garage and pathway with gated access to rear.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Approach via opaque double glazed composite reception door with matching side screen with tiled floor, radiator, stairs off to first floor accommodation, useful under stairs storage cupboard and doors off to kitchen and guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising pedestal wash hand basin with chrome mixer tap and tiled splash back surrounds, low flush wc, radiator, tiled floor and extractor.

OPEN PLAN KITCHEN LIVING ROOM

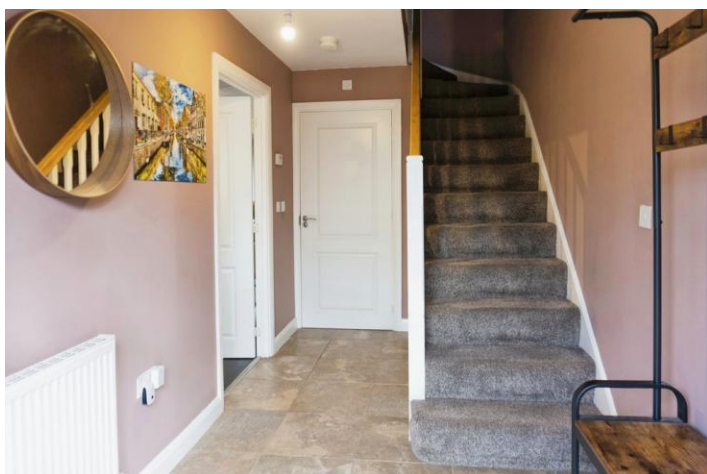
KITCHEN 13' 2" x 8' 2" (4.01m x 2.49m) Having a matching range of wall and base units with work surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and splash back surrounds, fitted gas hob with electric oven beneath, extractor over, space and plumbing for washing machine and dishwasher, cupboard housing gas central heating boiler, tiled floor, double glazed window to front, space for fridge/freezer, radiator and opening through to:-

LIVING AREA 15' 2" x 15' 3" max 12' 6" min (4.62m x 4.65m) Having laminate flooring, radiator, double glazed French doors giving access out to rear garden and double glazed window to rear elevation.

FIRST FLOOR LANDING Approached via a turning spindled staircase with access to loft, built-in storage cupboard and doors off to bedrooms and bathroom.

BEDROOM ONE 15' 5" x 8' 4" (4.7m x 2.54m) Having laminate flooring, radiator and double glazed window to rear elevation.

BEDROOM TWO 13' 7" x 7' 11" (4.14m x 2.41m) With double glazed window to front, radiator.



BEDROOM THREE 11' 5" x 6' 5" (3.48m x 1.98m) Having built-in wardrobe, laminate flooring, radiator and double glazed window to rear elevation.

FAMILY BATHROOM Having a white suite comprising panelled bath with mains fed shower over and fitted shower screen, pedestal wash hand basin, low flush wc, part complimentary tiling to walls, tiled floor, radiator, wall mounted electric shave point, extractor and opaque double glazed window to front elevation.

OUTSIDE To the rear is a pleasant landscaped good sized enclosed rear garden with full width paved patio, brick built BBQ, low maintenance shingled garden with astro turf lawn, further paved patio area to the top of the garden with fencing to perimeter and pathway with gated access to front.

GARAGE 19' 1" x 10' 1" (5.82m x 3.07m) With up and over door to front, light and power and pedestrian access door giving access to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band B Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 7 Mbps.

Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast. Highest available download speed 40 Mbps.

Highest available upload speed 9 Mbps.

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

Highest available upload speed 220 Mbps.

Networks in your area - Openreach

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