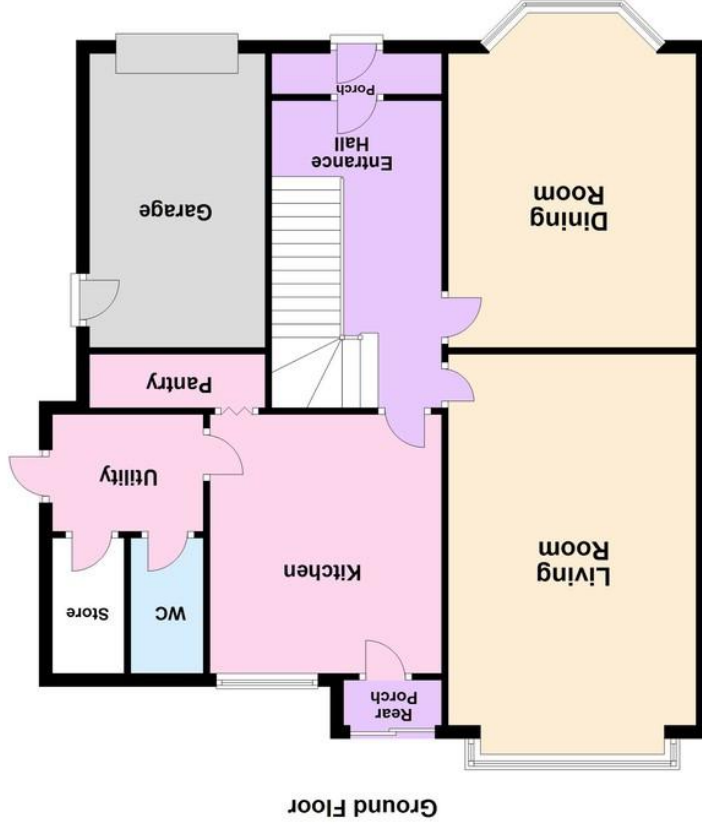
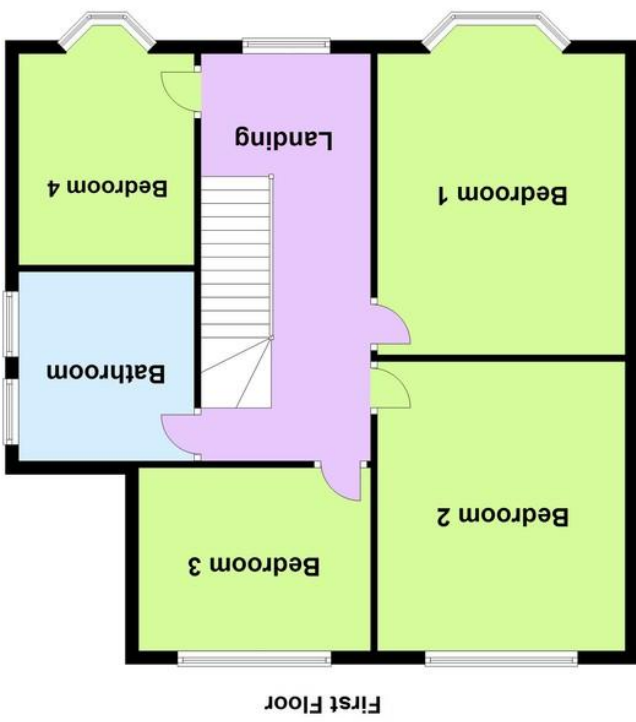


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



**LEGAL READY**

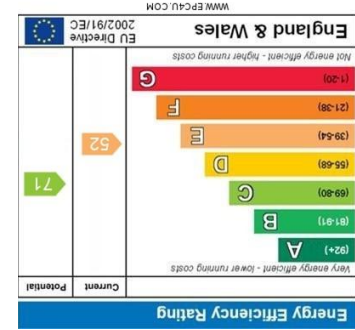
"How does this help me?"

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.



Boldmere | 0121 321 3991



- FOUR BEDROOM DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY
- LARGE GARDEN
- GARAGE

Birmingham Road, Sutton Coldfield, Birmingham, B72 1LX

£625,000



## Property Description

A superbly situated and very spacious family detached house in this sought after and convenient part of Sutton Coldfield. Situated on Birmingham Road the property is ideally placed for commuting via road and rail (Wylde Green and Chester Road stations), and is well placed with regard to shopping facilities at Wylde Green and Sutton Coldfield. There are excellent recreational facilities nearby including Walmley Golf Club and excellent schooling for children of all ages. The property in brief comprises ; Entrance hall, dining room, living room, kitchen, utility and the first floor comprises of four double bedrooms and a spacious bathroom. This property benefits from a large driveway providing off road parking for multiple vehicles and to the rear is a spacious garden split into three sections of lawn, patio and gardening area.

### ENTRANCE PORCH

**ENTRANCE HALLWAY** 14' 11" max x 8' 5" max (4.55m x 2.57m) Providing access to living room, dining room, kitchen with stairs leading off.

**DINING ROOM** 18' max x 12' 4" (5.49m x 3.76m) Having wood flooring, double glazed bay window, ceiling light, radiator and power points.

**LIVING ROOM** 18' 2" max x 12' 5" (5.54m x 3.78m) Carpeted, double glazed bay window, ceiling light, power points, French door and radiator.

**KITCHEN** 12' 10" x 11' 6" (3.91m x 3.51m) Having cooker, gas hob, sink, ceiling light, radiator and double glazed window.

**UTILITY** 6' 1" x 7' 6" (1.85m x 2.29m)

**FIRST FLOOR LANDING** Provides access to all four bedrooms and main bathroom.

**BEDROOM ONE** 15' 8" x 12' 4" (4.78m x 3.76m) Carpeted, ceiling light, radiator, power points and double glazed bay window.

**BEDROOM TWO** 14' 5" x 10' 2" (4.39m x 3.1m) Wooden flooring, fitted wardrobes, double glazed window, ceiling light, power points and radiator.

**BEDROOM THREE** 9' 1" x 11' 7" (2.77m x 3.53m) Carpeted, ceiling light, double glazed window, power points and radiator.

**BEDROOM FOUR** 10' 6" x 8' 10" (3.2m x 2.69m) Carpeted, double glazed bay window, ceiling light, power points and radiator.

**BATHROOM** Vinyl flooring, shower, bath, low level wc, bidet, radiator, ceiling light, double glazed window and wash basin.



Council Tax Band F - Birmingham City Council F - 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 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast. Highest available download speed 75 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 - Openreach, Virgin Media

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

