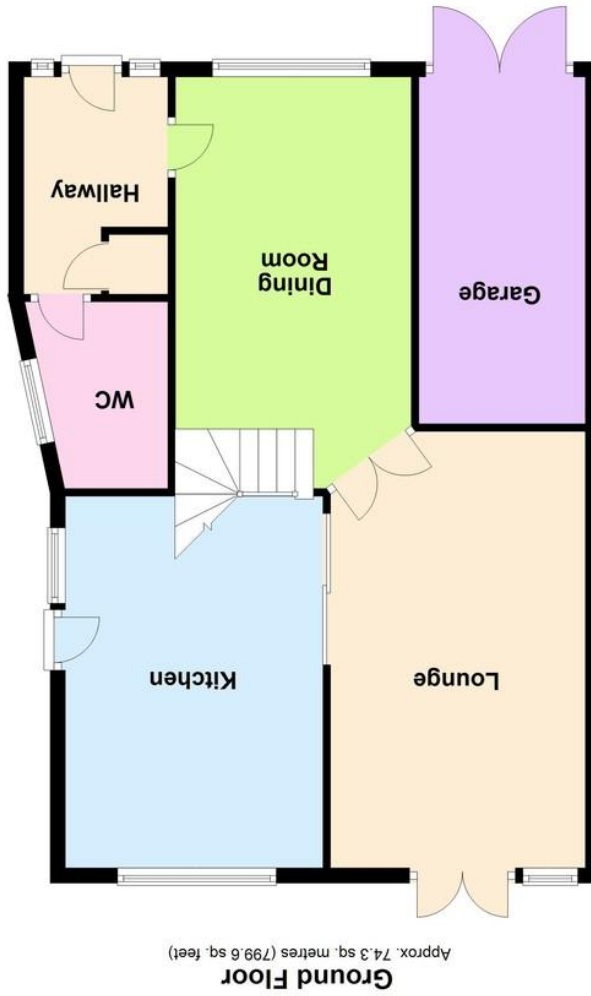
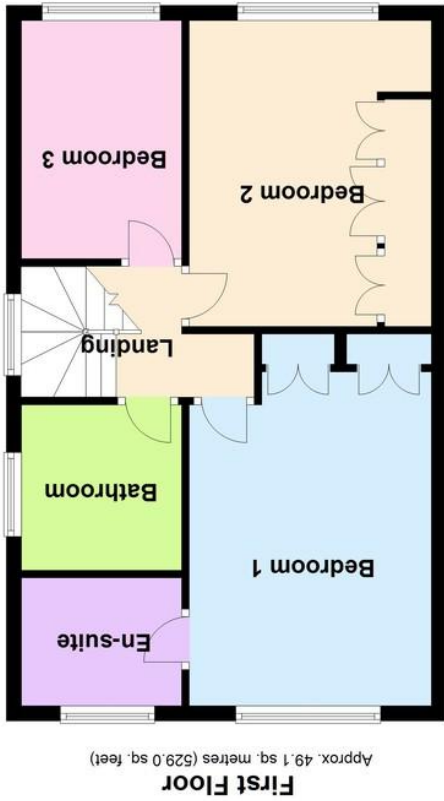
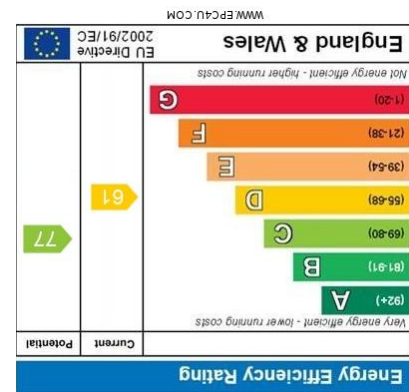


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 123.4 sq. metres (1328.5 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.



Walmley | 0121 313 1991



- A LARGER STYLE SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- WELL EQUIPPED KITCHEN
- THREE BEDROOMS - MASTER EN-SUITE
- GARAGE AND DRIVEWAY
- WELL MAINTAINED REAR GARDEN

North Drive, Sutton Coldfield, B75 7TQ

Offers In Excess Of  
 £375,000

## Property Description

This well presented larger style semi-detached property, situated in a peaceful location with excellent public transport links and nearby schools. This property is perfect for families looking for a comfortable and convenient home.

Upon entering, you will be greeted by a reception hall way with a guest cloakroom off. The property boasts two reception rooms, providing ample space for both relaxation and entertainment. The neutral decor and abundant natural light create a warm and inviting atmosphere throughout. The property features a modern and fully-equipped kitchen. Moving upstairs, you will find three generously sized bedrooms, the master with en-suite and a further principle family bathroom.

Outside to the front, the property is set well back from the road behind a deep fore garden and driveway giving access to the garage and to the rear is a well maintained enclosed rear garden back on to Bishop Vesey playing fields.

The location of this property offers a range of amenities, including local schools, nearby green spaces, and easy access to public transport. You will also find a variety of local amenities, ensuring that all your daily needs are met.

Don't miss out on the opportunity to make this fantastic property your new home. Contact us today to arrange a viewing and experience the charm and convenience of this wonderful family home.

Outside to the front the property is set well back from the road behind a neat lawned fore garden, block paved driveway providing ample off road parking with access to the garage, pathway with gate access to rear and external light.

**WELCOMING RECEPTION HALLWAY** Being approached by a leaded double glazed reception door with opaque double glazed side screen, with radiator, double glazed window to side, built in cloaks/storage cupboard, doors off to dining room and guest cloakroom.

**GUEST CLOAKROOM** Having being reappointed with a white suite comprising a vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, part tiling to walls, radiator and opaque double glazed window to rear elevation.

**DINING ROOM** 17' 10" max 15' 04" min x 10' 03" (5.44m x 3.12m) With double glazed window to front, radiator, space for dining table and chairs, spindle turning stair case off to first floor accommodation, double glazed double doors through to lounge.

**EXTENDED LOUNGE** 18' 11" max 16' 05" min x 9' 10" (5.77m x 3m) Having fireplace with surround and hearth, coving to ceiling, wood flooring, radiator, double glazed French doors with matching side screens giving access out to rear garden.

**KITCHEN/BREAKFAST ROOM** 16' 02" x 7' 07" (4.93m x 2.31m) Having a modern matching range of wall and base units, with work top surfaces with inset one and a half bowl sink unit with side drainer and mixer tap, space for cooker, extractor set in canopy over, integrated washing machine, integral dish washer, integrated fridge, space for breakfast table and chairs, radiator, part tiling to walls, double glazed window to rear, double glazed door with matching side screen giving access to rear garden, radiator.

**LANDING** Approached by a spindle stair case passing opaque double glazed window to side, access to loft via a loft via a pull down ladder, laminate flooring and doors off to bedrooms and bathroom.

**BEDROOM ONE** 14' 03" to wardrobes max 13' 002 min x 10' 06" max 8' 07" min (4.34m x 3.2m) Having a range of fitted wardrobes, wit shelving and hanging rail, laminate flooring, radiator, double glazed window to rear and door through to en suite.

**ENSUITE** Having being reappointed with a white suite, comprising vanity wash hand basin with cupboards below and chrome mixer tap, low flush WC, full complementary tiling to walls, radiator, fully enclosed shower cubicle with mains fed shower over, and opaque double glazed double glazed window to rear elevation.

**BEDROOM TWO** 13' 03" x 10' 06" max 8' 05" to wardrobes (4.04m x 3.2m) Having a range of built in wardrobes with shelving and hanging rail, mirror fronted doors, laminate flooring, radiator, double glazed window to front elevation.

**BEDROOM THREE** 11' 00" x 7' 07" (3.35m x 2.31m) Double glazed window to front, laminate flooring, radiator.

**FAMILY BATHROOM** Being well appointed with a white suite, comprising panelled bath with electric shower over, pedestal wash hand basin with chrome mixer tap, low flush WC, full complementary tiling to walls, chrome ladder heated towel rail, and opaque double glazed window to side elevation.

**OUTSIDE** To the rear there is a beautifully maintained Easterly facing rear garden with block paved patio, pathway with gated access to front, block paved pathway leads to a neat lawn with raised and planted borders, variety of shrubs and trees. To the top of the garden there is a stream with gated access out to Bishop Vesey playing fields.

**GARAGE** 14' 02" x 7' 03" (4.32m x 2.21m) With double matching opening doors to front, light and power.(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage -

Broadband Type = Standard Hi highest available download speed 15 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 100 Mbps.

Networks in your area - Openreach & 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.

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

