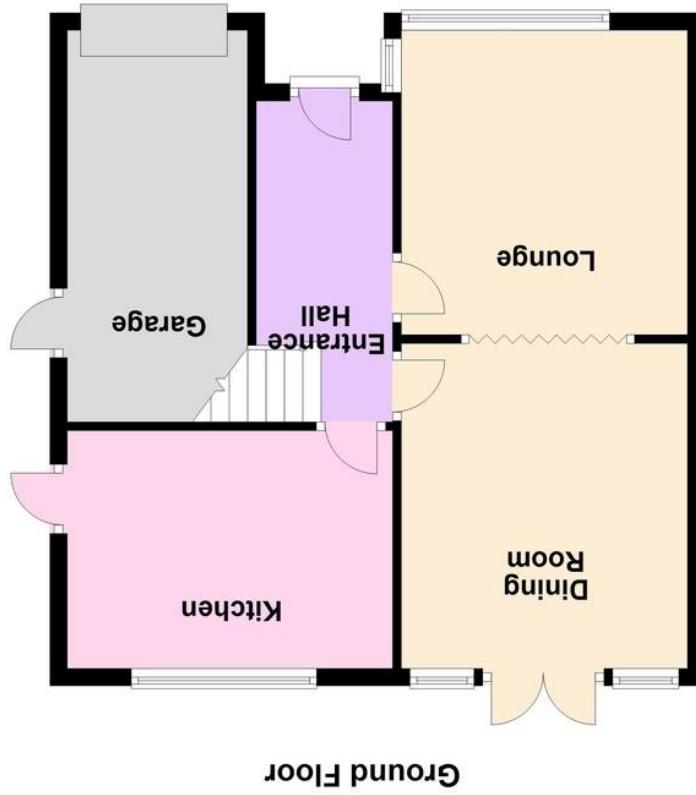
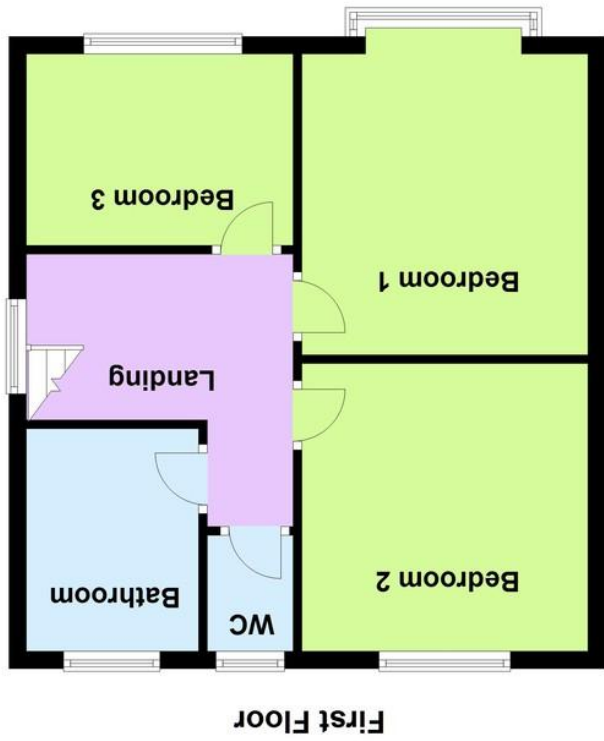
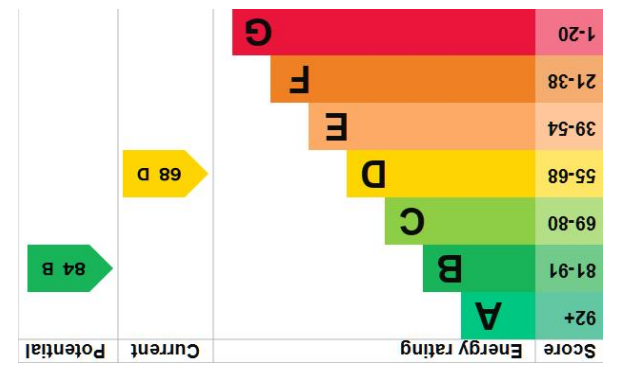


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Four Oaks | 0121 323 3323



- A Superb 3 Bedroom Semi Detached Family Home
- Potential To Extend (Subject To Planning)
- 2 Formal Reception Rooms
- Refitted Kitchen
- 3 Double Bedrooms

Whitehouse Crescent, Sutton Coldfield, B75 6ER

£399,950



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

This immaculate semi-detached property in a desirable location is now available for sale, being ideal for families and couples this home boasts three double bedrooms, one of which is a spacious master bedroom with plenty of natural light. The bathroom is large and newly refurbished, while the kitchen features modern appliances, natural light, and has also been recently modernised.

With two reception rooms, one offering a garden view, there is ample space for relaxing and entertaining. The property also benefits from a garage and a garden, perfect for enjoying outdoor activities or simply unwinding in the fresh air.

Situated in an area with strong local community spirit, this home is close to public transport links, nearby schools, local amenities, Good Hope Hospital and many green spaces.

The home also has the added bonus of potential to extend to the side and rear, subject to planning permission.

Don't miss out on the opportunity to own this charming property that offers both comfort and convenience in a sought-after neighbourhood.

In brief the accommodation comprises:

**ENTRANCE HALLWAY** Having a staircase rising to the first floor, radiator, useful cloaks cupboard and doors to:

**LOUNGE** 14' 7" to bay x 10' 8" (4.44m x 3.25m) A window to the front, radiator and folding doors leading to the dining room.

**DINING ROOM** 11' 9" x 10' 10" (3.58m x 3.3m) Ideal for entertaining with patio doors leading directly out to the rear garden, radiator and a further door in to the hallway.

**FITTED KITCHEN** 8' 7" x 12' 6" (2.62m x 3.81m) Refitted to include a stylish range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven, microwave oven, hob and extractor over, space and plumbing for washing machine, dishwasher and fridge freezer, sink and drainer unit, a window to the rear, a door to the side and tiled flooring throughout.

From the hallway a returning staircase rises to the first floor landing with doors to:

**BEDROOM ONE** 14' 2" x 11' 1" (4.32m x 3.38m) Having a window to the

front and radiator

**BEDROOM TWO** 11' 9" x 10' 10" (3.58m x 3.3m) Having a window to the rear and radiator

**BEDROOM THREE** 8' 10" x 12' 5" (2.69m x 3.78m) Having a window to the front and radiator.

**REFITTED BATHROOM** A luxury bathroom suite to include a white suite with a panelled bath and fully enclosed corner shower cubicle, wash hand basin with vanity storage beneath, heated towel rail, a rear window with a separate WC is off the main landing.

**GARAGE** 15' 6" x 8' (4.72m x 2.44m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the side of the home there is a courtyard garden which would create a perfect space to extend subject to planning, to the rear there is a patio area and a private lawned garden which is surrounded by mature trees and shrubs and being ideal for the family buyer.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2

Broadband coverage - Broadband Type = Standard Highest available download speed 20Mbps. Highest available upload speed 2Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area - Virgin Media, Openreach

**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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