

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



LEGAL READY

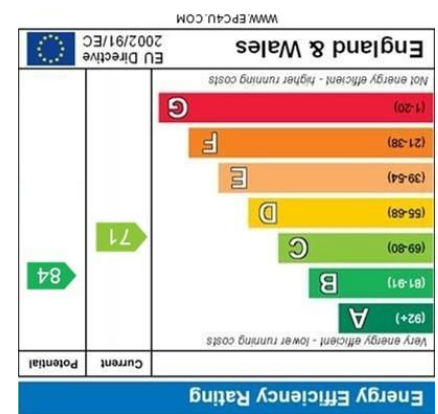
"How does this help me?"

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



- THREE BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SOUGHT AFTER LOCATION
- DRIVEWAY

Charlecote Gardens, Sutton Coldfield, B73 5LS

£340,000



Property Description

A rare opportunity to acquire this neutrally decorated, detached property located in a quiet area with excellent public transport links and local amenities nearby. This charming home boasts two/three bedrooms depending on your living choice, including a spacious master bedroom with an en-suite wet room, offering comfort and privacy. The property features a well-maintained garden, perfect for relaxing or entertaining guests. With a single reception room, this home provides a cosy space for family gatherings or quiet evenings in. The property also includes a garage, providing convenient parking and storage space.

Located in a peaceful neighbourhood, this property offers a serene retreat from the hustle and bustle of city life. Don't miss out on the chance to make this bungalow your home. Contact us today to arrange a viewing and experience the charm of this delightful property for yourself.

PORCH Providing access to dining room.

DINING ROOM 13' 6" x 11' 11" (4.11m x 3.63m) Carpeted and having double glazed window, ceiling light, radiator and power points.

KITCHEN 13' 3" x 6' 3" (4.04m x 1.91m) Tiled flooring and having a range of wall and base units, integrated dishwasher, double glazed window, cooker, gas hob, radiator, ceiling light and power points.

BEDROOM ONE 15' 1 max" x 13' 11 max" (4.6m x 4.24m) Having vinyl flooring, two double glazed windows, ceiling light, radiator and power points.

EN SUITE WET ROOM 6' 4" x 6' 4" (1.93m x 1.93m) Having shower, low level wc, wash basin, double glazed window, radiator and ceiling light.

BEDROOM TWO 11' 10" x 8' 9" (3.61m x 2.67m) Carpeted and having double glazed window, ceiling light, radiator and power points.

LOUNGE/BEDROOM THREE 13' 10" x 11' 10" (4.22m x 3.61m) Carpeted and having double glazed French doors, radiator, ceiling light and power points.

BATHROOM 7' 3" x 6' 3" (2.21m x 1.91m) Vinyl flooring and having double glazed window, bath with over head shower, wash basin, low level wc and ceiling light.

Council Tax Band E - Birmingham City Council

Predicted 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 11 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 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 - Virgin Media, Openreach

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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

