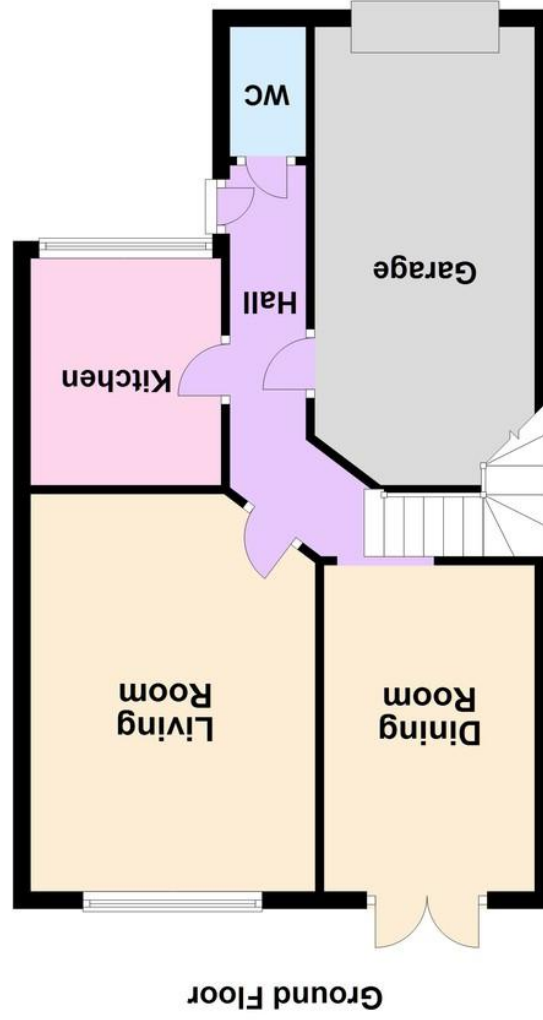
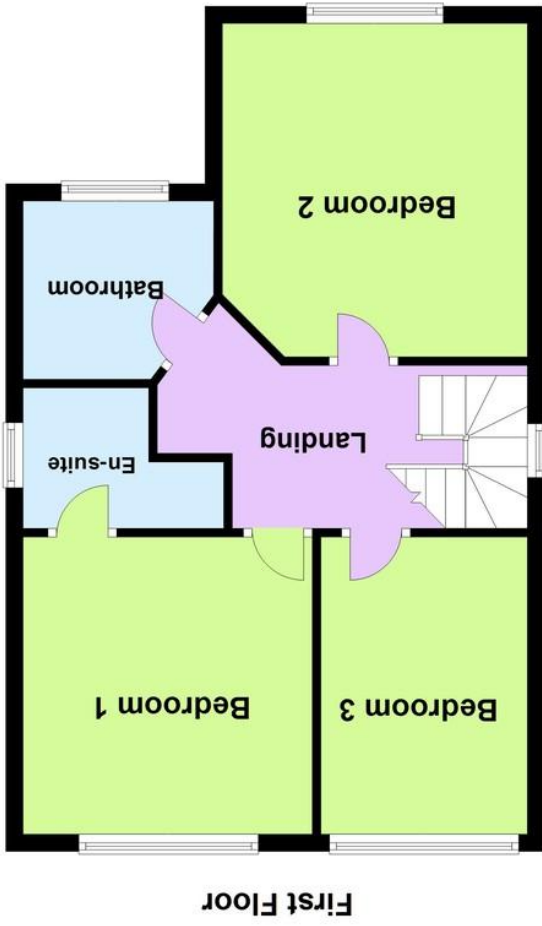


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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Boldmere | 0121 321 3991



- THREE BEDROOM DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- GARAGE
- DRIVEWAY

Churchill Road, New Oscott, Sutton Coldfield, B73 6SW

£350,000



Property Description

Located in a quiet area with excellent public transport links, this neutrally decorated detached property is now available for sale. Ideal for families and couples, this home boasts two reception rooms, perfect for entertaining guests or creating separate living spaces. The property features three bedrooms, including a spacious master bedroom with an en-suite bathroom. Additionally, there is a well-maintained main bathroom providing convenience for residents. The house includes a garage and a driveway, adding to the convenience of this property. With local amenities within easy reach, this property offers a perfect blend of tranquillity and accessibility.

Don't miss the opportunity to make this lovely home your own. Contact us today to arrange a viewing and experience the charm of this delightful property.

ENTRANCE HALL Providing access to both reception rooms, kitchen and door into garage.

KITCHEN 8' 8" x 7' 4" (2.64m x 2.24m) Having a range of wall and base units, double glazed window, cooker, ceiling light and power points.

LIVING ROOM 15' 2" x 10' 9" (4.62m x 3.28m) Carpeted and having double glazed window, radiator, ceiling light and power points.

DINING ROOM 12' 6" x 8' (3.81m x 2.44m) Carpeted and having double glazed double French doors, radiator, ceiling light and power points.

LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 11' 4" x 11' (3.45m x 3.35m) Carpeted and having double glazed window, radiator, ceiling light, power points and door to en suite.

EN SUITE 5' 4" x 7' 8 max" (1.63m x 2.34m) Carpeted and having double glazed window, walk in shower, low level wc, wash basin and ceiling light.

BEDROOM TWO 12' 8" x 11' 8" (3.86m x 3.56m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 11' 5" x 8' (3.48m x 2.44m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 6' 3" x 7' 3" (1.91m x 2.21m) Carpeted and having double glazed window, bath, low level wc, wash basin and ceiling light.

OUTSIDE The property sits behind a tarmac driveway and a small fore garden. To the rear is a spacious garden with a small patio area.

GARAGE 17' 5" x 8' 1" (5.31m x 2.46m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 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 220 Mbps.

Networks in your area - 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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