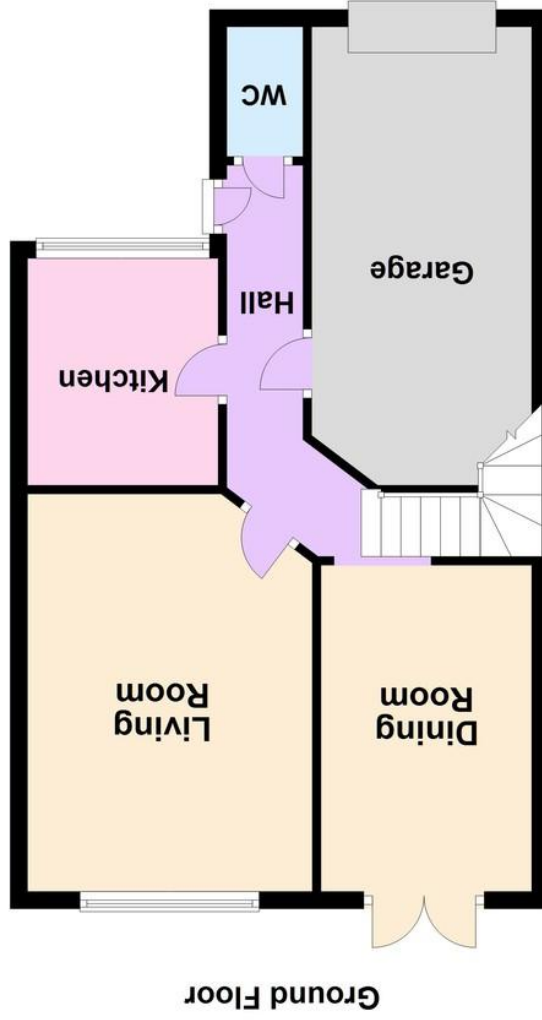
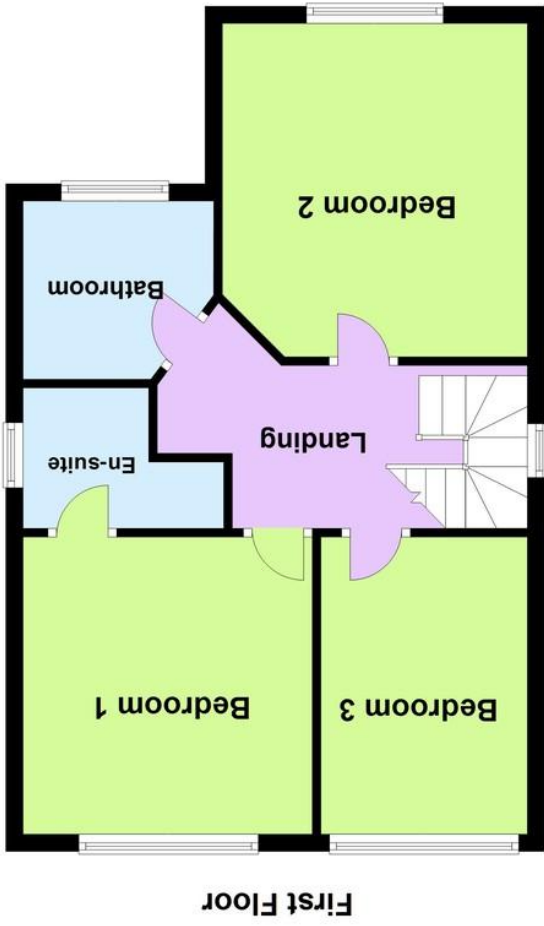


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

Offers over £340,000



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

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991