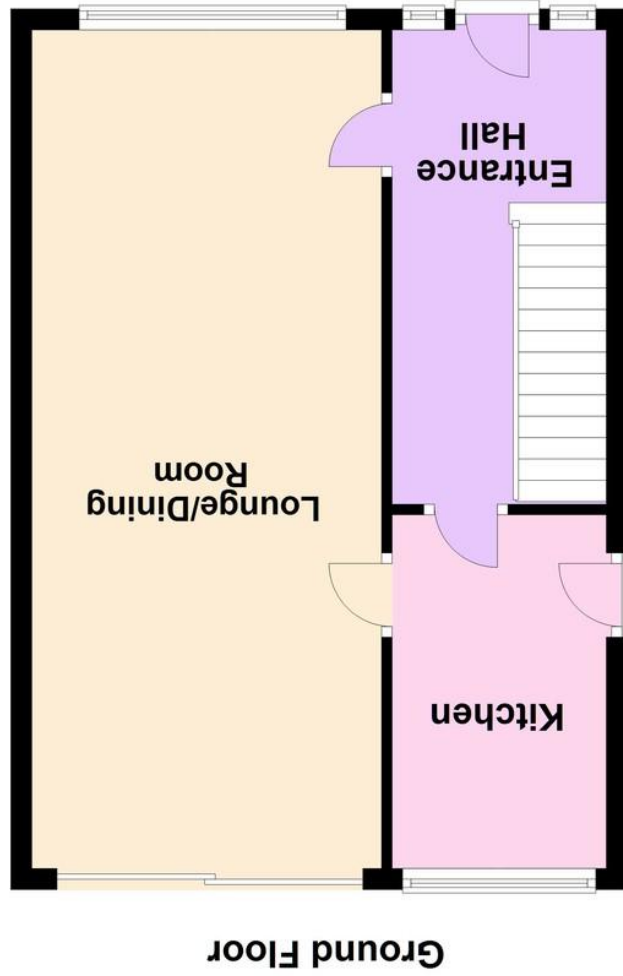
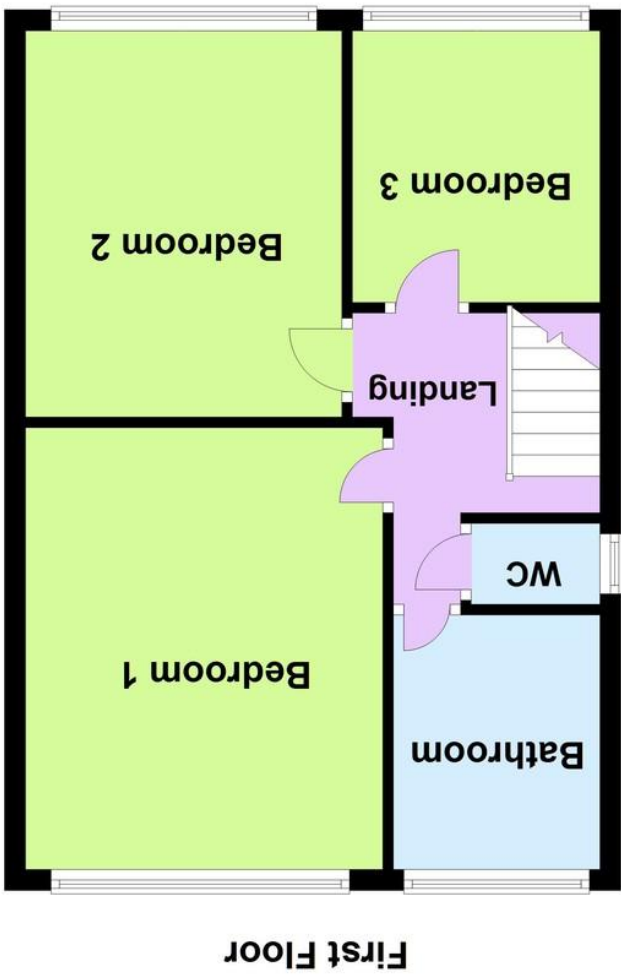


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

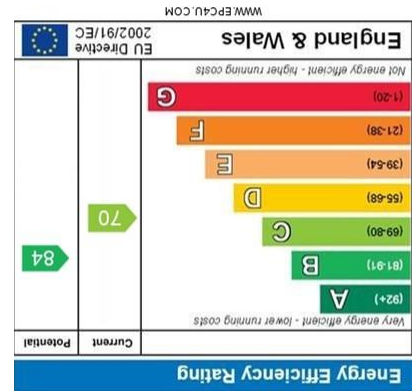


LEGAL READY

"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 HOME
- LARGE DRIVEWAY
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SPACIOUS GARDEN

Beresford Drive, Boldmere, Sutton Coldfield, B73 5QZ

£425,000



Property Description

Situated in a desirable location, this neutrally decorated detached property is ideal for families and couples seeking a new home. Boasting a generous master bedroom flooded with natural light, this residence offers a welcoming and tranquil living space. The property features a spacious reception room, perfect for entertaining guests or relaxing after a long day. The well-maintained garden provides a peaceful retreat, ideal for enjoying the outdoors or hosting summer gatherings. Conveniently located near public transport links, nearby schools, and local amenities, this home offers both convenience and comfort. The additional bedrooms offer flexibility for families or individuals needing extra space for guests or home offices.

Don't miss the opportunity to own this charming property that combines modern living with a warm and inviting atmosphere. Contact us today to arrange a viewing and experience the appeal of this delightful home firsthand.

ENTRANCE HALL 14' 10" x 6' 8" (4.52m x 2.03m) Carpeted, radiator, ceiling light, providing access to lounge/dining room and kitchen.

LOUNGE/DINER 26' 2" x 10' 11" (7.98m x 3.33m) Carpeted, double glazed window, double glazed sliding doors, two radiators, ceiling lights and power points.

KITCHEN 11' 10" x 7' 9" (3.61m x 2.36m) Carpeted, double glazed window, double glazed French door, a range of base units, cooker, electric hob, ceiling light, radiator and power points.

FIRST FLOOR LANDING Providing access to all three bedrooms, bathroom and separate wc.

BEDROOM ONE 13' 11" x 10' 10" (4.24m x 3.3m) Carpeted, double glazed window, radiator, fitted storage, ceiling light and power points.

BEDROOM TWO 12' 1" x 9' 11" (3.68m x 3.02m) Carpeted, double glazed window, fitted storage, radiator, ceiling light and power points.

BEDROOM THREE 8' 11" x 7' 11" (2.72m x 2.41m) Carpeted, double glazed window, radiator, ceiling light and power points.

BATHROOM 6' 11" x 6' 11" (2.11m x 2.11m) Carpeted, double glazed window, walk-in shower, bath and wash basin.

SEPARATE WC Having low level wc and double glazed window.



GARAGE Unmeasured

(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 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 71 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

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

