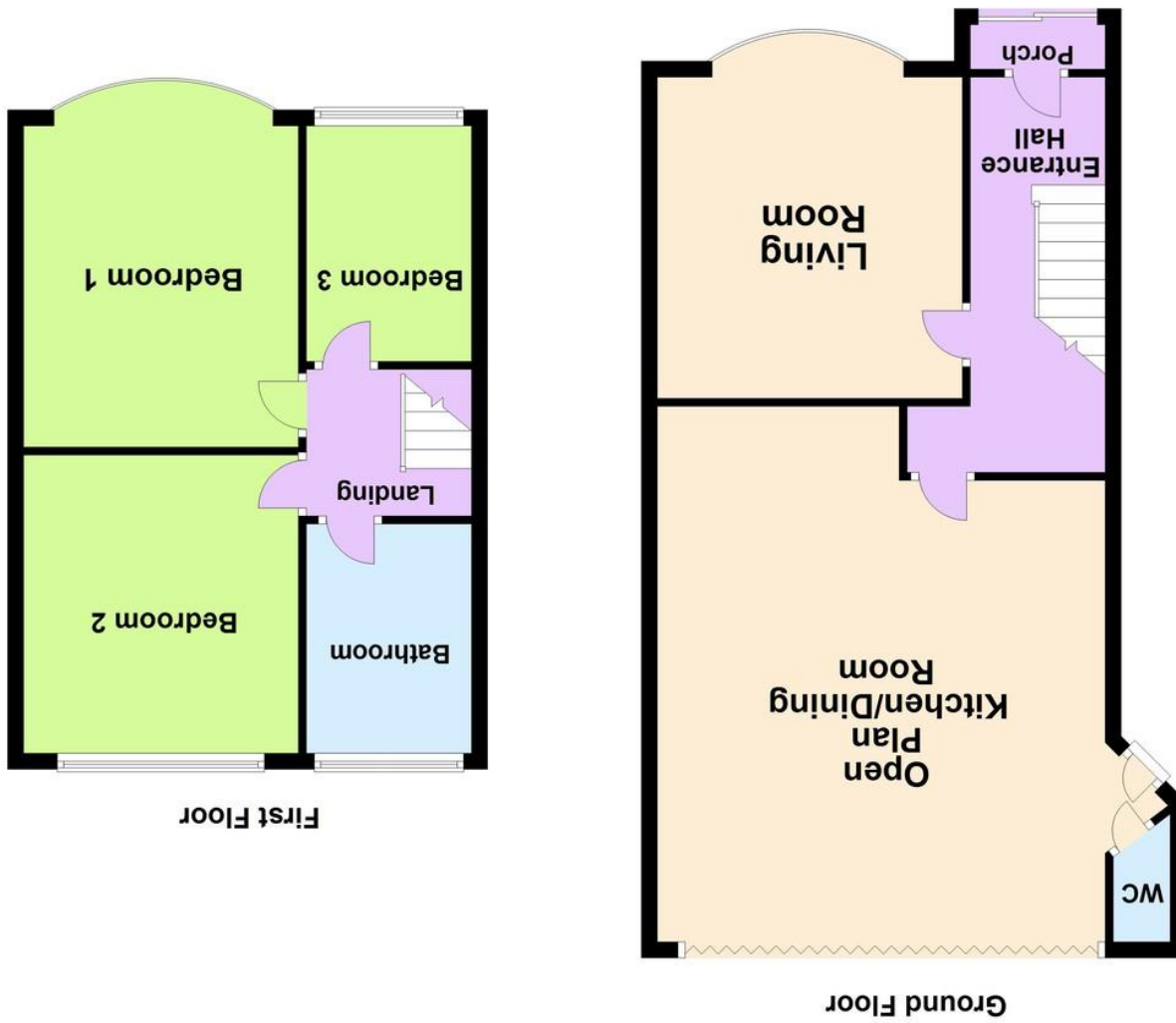


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



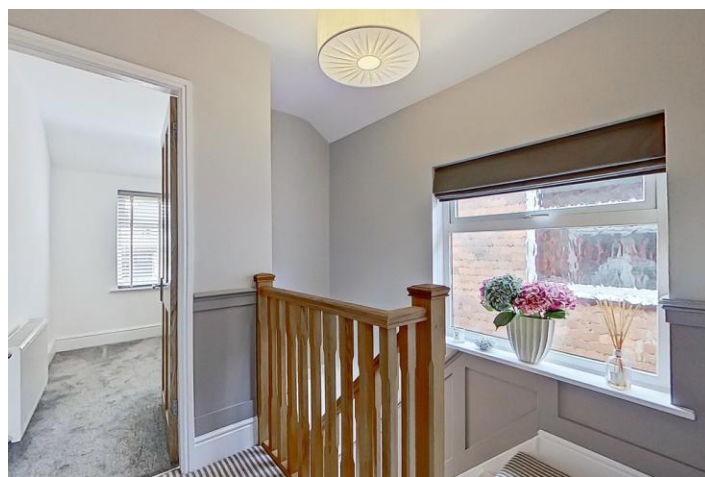
Boldmere | 0121 321 3991



- THREE BED SEMI DETACHED
- OPEN PLAN KITCHEN DINING ROOM
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- DRIVEWAY

Redacre Road, Sutton Coldfield, B73 5EE

Offers Over £450,000



## Property Description

We are delighted to present this immaculate, semi-detached property to the market. Currently listed for sale, it stands as an inviting opportunity for families and couples alike. The property boasts a generous floor plan, featuring one spacious reception room, a modern open-plan kitchen complete with a kitchen island and modern appliances, and a dedicated dining space. The kitchen serves as the heart of the home, a space where you can enjoy cooking and dining whilst entertaining guests. Additionally, the property offers three bedrooms. The master bedroom, a symbol of comfort and tranquillity, features built-in wardrobes, providing ample storage space. The second bedroom, a double, mirrors the master with its own built-in wardrobes. This thoughtful feature ensures a clutter-free living experience. The location of the property is advantageous, with close proximity to public transport links, local amenities, and nearby schools. This makes it an ideal dwelling for those valuing community and convenience.

In conclusion, this semi-detached property is not just a house, but a potential home that promises a lifestyle of ease and convenience.

**ENTRANCE HALL** 16' 3" x 5' 11" max (4.95m x 1.8m) Providing access to open plan kitchen/diner and living room with stairs leading off.

**LIVING ROOM** 15' 8" max x 12' 7" (4.78m x 3.84m) Carpeted, double glazed bay window, radiator, ceiling light and power points.

**OPEN PLAN KITCHEN DINER** 22' max x 17' 8" (6.71m x 5.38m) Having engineered wood flooring, gas hob, cooker, dishwasher, washing machine, fridge/freezer, double glazed bi-folding doors, two double glazed skylights, two radiators, ceiling light and power points.

**WC** 5' 1" x 3' 2" (1.55m x 0.97m) Low level wc, double glazed window, wash basin and ceiling light.

**FIRST FLOOR LANDING** Providing access to all three bedrooms and bathroom.

**BEDROOM ONE** 15' 8" max x 11' 4" (4.78m x 3.45m) Carpeted, double glazed bay window, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM TWO** 12' 3" x 11' 9" (3.73m x 3.58m) Carpeted, double glazed window, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM THREE** 9' 5" x 6' 11" (2.87m x 2.11m) Carpeted, double glazed window, radiator, ceiling light and power points.

**FAMILY BATHROOM** 9' x 6' 11" (2.74m x 2.11m) Tiled throughout, bath, overhead shower, low level wc, heated towel rail, wash basin, ceiling light.

**GARAGE (UNMEASURED)** To the rear of the property there is a garage which is approached by a driveway accessed via Oakwood Road, with up and over door, light and power, pedestrian access door leads from the garage into the rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 65 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, Virgin Media

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.

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?**  
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