

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



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Walmley | 0121 313 1991



- A DECEPTIVELY SPACIOUS TWO BEDROOM END OF TERRACED
- SET ON A LARGE CORNER PLOT
- PLANNING PERMISSION GRANTED TO EXTEND
- ATTRACTIVE LOUNGE AND SUPERBLY EXTENDED FAMILY ROOM

Cottage Lane, Minworth, Sutton Coldfield, B76 9AL

£325,000





## Property Description

A unique opportunity to acquire this deceptively spacious immaculate end of terraced property, located in this popular village location with excellent proximity to public transport links, local amenities, and nearby schools. The property has been meticulously maintained and is in a move-in and has PLANNING PERMISSION GRANTED to create open plan living accommodation.

The property briefly comprises:- Entrance porch, reception hallway, attractive lounge and a superb family room offering ample space for relaxation and entertainment alike. The versatility of the space is certain to accommodate any lifestyle needs, whether you prefer a formal dining area or a cosy family room. At the heart of the home, the comprehensively fitted kitchen/breakfast room which is well-appointed and offers plenty of room for meal preparation. Whether you're a keen cook, a busy family, or simply enjoy entertaining guests, this kitchen is sure to meet your needs.

The property comprises two generously sized bedrooms, providing residents with a tranquil space to unwind at the end of the day. The rooms are filled with natural light, creating a warm and inviting atmosphere. A single well-appointed bathroom completes the accommodation, offering a serene space to refresh and rejuvenate.

Outside the property is set on a large corner plot which is set back behind a fore garden and multi vehicle driveway giving access to the garage. To the rear is a large enclosed rear garden with various out buildings and a man cave.

EARLY INTERNAL VIEWING OF THIS SUPERB PROPERTY IS ESSENTIAL TO APPRECIATE THE SIZE AND STANDARD OF THE ACCOMMODATION ON OFFER.

OUTSIDE To the front the property occupies a large corner plot set back behind a multi vehicle driveway with gated access to detached garage, neat lawned fore-garden with further shingled off road parking with fencing to perimeter, variety of shrubs and trees.

ENCLOSED PORCH Being approached via double glazed entrance door with matching side screens with tiled floor.

ATTRACTIVE FAMILY LOUNGE 16' 5" x 13' 3" into bay max 8' 10" min (5m x 4.04m) Being a dual aspect room with walk-in double glazed bay window to front, double glazed window to side, feature fireplace with surround and hearth with fitted living flame gas fire, wood flooring, coving to ceiling, radiator.

KITCHEN/BREAKFAST ROOM 19' 2" max x 11' 8" max x 6' 9" min (5.84m x 3.56m) Having a comprehensive matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl porcelain sink unit with mixer tap and tiled splash backs surrounds, fitted range cooker with double extractor hood over, space for fridge/freezer, space for dining table and chairs, tiled floor, wall mounted gas central heating boiler, two double glazed windows to rear and double glazed door giving access to multi functional family room.

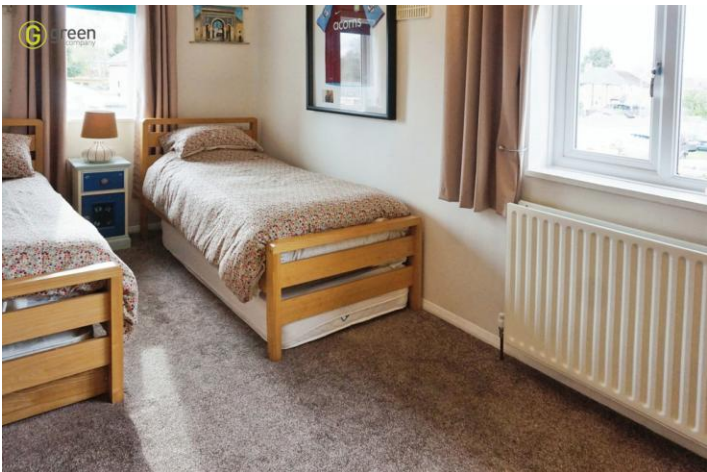
MULTI FUNCTIONAL FAMILY ROOM 16' 9" x 11' 2" (5.11m x 3.4m) Being of part brick construction, double glazed windows to side and rear elevation, wood flooring, double glazed French doors giving access out to rear garden.

FIRST FLOOR LANDING Staircase from reception hallway, access to loft, two useful built-in storage cupboards, doors off to bedrooms and bathroom.

BEDROOM ONE 11' 11" x 10' 3" (3.63m x 3.12m) Having built-in wardrobe, radiator and double glazed window to rear elevation.

BEDROOM TWO 16' 5" x 8' 11" (5m x 2.72m) Being a dual aspect room with double glazed window to front and side elevation, radiator.

FAMILY SHOWER ROOM Being re-appointed with a white suite comprising vanity wash hand basin with mixer tap and cupboards beneath, low flush wc, enclosed double shower cubicle with mains rainwater shower over and shower attachment, full complementary cladding to walls, tiled floor, downlighting, chrome ladder heated towel rail and opaque double glazed window to rear elevation.



OUTSIDE To the rear is a large easterly facing well maintained rear garden with a full width paved patio and block paved pathway leading to two neat lawned gardens, further well stocked borders with a variety of shrubs and trees, fencing to perimeter, gated access to front, useful brick built garden store.

UTILITY ROOM 4' 9" x 8' 2" (1.45m x 2.49m) Having space and plumbing for washing machine, tiled floor, windows to side and rear elevation.

GARDENERS WC Having low flush wc, wash hand basin and tiled floor.

GARDEN STORE 13' 7" x 8' 4" (4.14m x 2.54m) Having metal opening door to front, light and power.

GARAGE 15' 11" max x 12' 4" min x 13' 10" max x 9' 7" min (4.85m x 4.22m) With metal opening to front, light and power, pedestrian access door giving access to 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 B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.

Broadband Type = Superfast Highest available download speed 39 Mbps. Highest available upload speed 8 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.

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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