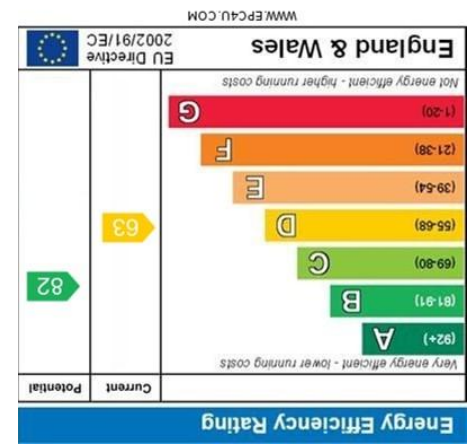


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.
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 BEDROOM SEMI DETACHED
- LOCATED OPPOSITE BOLDMERE JUNIOR SCHOOL AND BOLDMERE INFANT AND NURSERY SCHOOL
- KITCHEN OPENING INTO CONSERVATORY

Cofield Road, Sutton Coldfield, B73 5SD

£345,000



Property Description

Green and Co are pleased to bring to the market this three bedroom semi detached house for sale. The house is perfectly situated on Cofield Road opposite Boldmere Infant, Nursery and Junior Schools, within a mile of the property is Wylde Green train station and within half a mile is Boldmere Road local shops, bars and restaurants. To the front of the property is a block paved driveway and to the rear is an enclosed garden with side access. Early viewing is highly recommended.

PORCH Having tiled flooring, entrance to hall.

ENTRANCE HALL Carpeted, ceiling light, central heating radiator, under stairs cupboard.

LOUNGE 18' x 11' 11" (5.49m x 3.63m) Carpeted, ceiling light, wall lights, two central heating radiators, power points, gas fire and surround, double glazed doors to rear garden, double glazed window to front.

KITCHEN 14' 6" x 7' 1" (4.42m x 2.16m) Tiled flooring, two ceiling lights, central heating radiator, power points, range of wall and base units, space for white goods, stainless steel sink and drainer, double glazed window to side and opening into conservatory.

CONSERVATORY 13' 1" x 8' 9" (3.99m x 2.67m) Tiled flooring, central heating radiator, double glazed window and doors to rear garden, wall light, power points.

FIRST FLOOR LANDING Carpeted, ceiling lights, central heating radiator, double glazed window to front, power points and loft access.

BEDROOM ONE 10' 3" x 8' 10" (3.12m x 2.69m) Carpeted, ceiling light, central heating radiator, power points, double glazed window to rear, built-in wardrobes.

BEDROOM TWO 11' 8" x 7' 11" (3.56m x 2.41m) Carpeted, ceiling light, central heating radiator, power points, double glazed window to rear.

BEDROOM THREE 8' 9" x 8' 5" (2.67m x 2.57m) Carpeted, ceiling light, central heating radiator, power points, double glazed window to front.

BATHROOM 7' 9" x 5' 6" (2.36m x 1.68m) Tiled floor, tiled walls, ceiling light and extractor fan, double glazed window to side, central heating radiator, bath with overhead shower, low level wc, hand wash basin.

OUTSIDE To the front of the property is a block paved driveway and to the rear is an enclosed rear garden with side access.

Council Tax Band C - Birmingham City Council

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 2 Mbps.
Highest available upload speed 0.4 Mbps.
Broadband Type = Superfast Highest available download speed 60 Mbps.
Highest available upload speed 18 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
Highest available upload speed 220 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

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