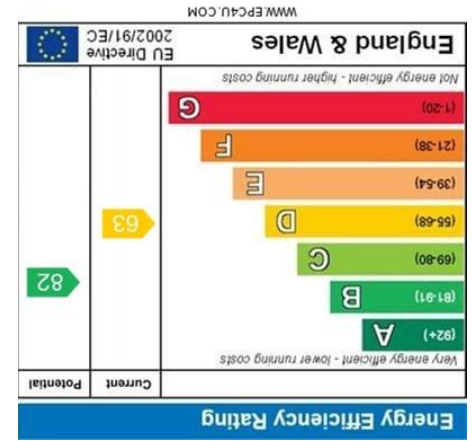


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyancer.



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

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?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

