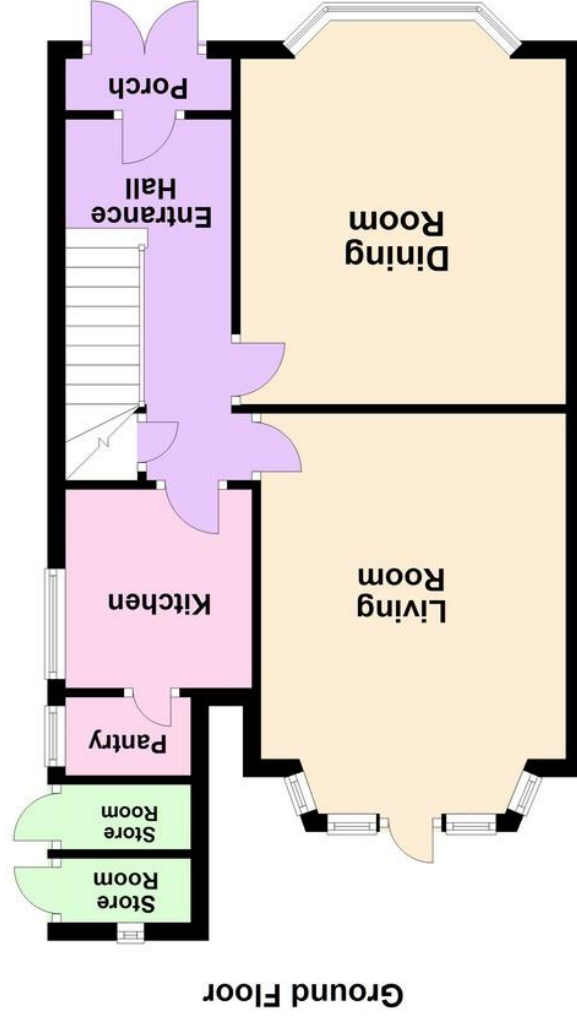
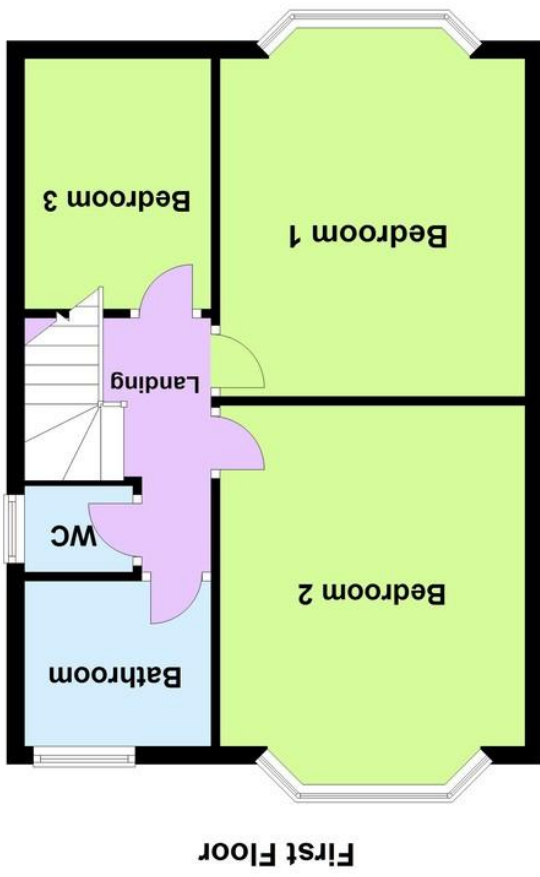
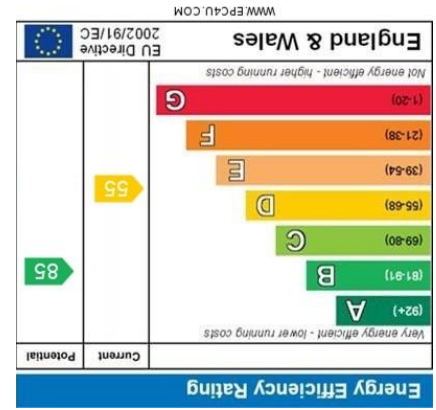


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- TRADITIONAL THREE BEDROOM SEMI DETACHED HOME
- POTENTIAL TO EXTEND (STP)**
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES

Coleshill Street, Sutton Coldfield, B72 1SH

£350,000



Property Description

We are pleased to present this semi-detached property that is currently on the market. It offers an excellent opportunity for those looking to put their own stamp on a home, as it requires modernising. The property boasts three bedrooms, making it an ideal choice for families or couples. Additionally, it features two reception rooms which provide ample space for relaxation and entertainment. The house also includes one kitchen, well-suited to accommodate all your culinary needs. Adding to the character of the property is a well-sized garden, perfect for outdoor activities or a quiet afternoon in the sun. The inclusion of parking is a practical feature that adds to the attractiveness of this home. Location-wise, the property is in close proximity to public transport links, making it convenient for daily commuting. Families will be pleased to know that there are schools nearby. Additionally, the property is within reach of local amenities, ensuring easy access to daily essentials. This home, with its potential and advantageous location, presents a fantastic opportunity for those who are looking to create a comfortable and personalised living space. Whether you are a family in need of room to grow, or a couple looking for a space to make your own, this property offers a unique chance to transform it into your dream home.

Please give us a call now to book your viewing!

PORCH 1' 11" x 6' 2" (0.58m x 1.88m)

ENTRANCE HALL 13' 4" x 6' 2" (4.06m x 1.88m) Providing access to both reception rooms, kitchen and stairs leading off.

DINING ROOM 16' 2 max" x 12' (4.93m x 3.66m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

LIVING ROOM 14' 10 max" x 11' 1" (4.52m x 3.38m) Carpeted and having double glazed windows, double glazed French door, radiator, ceiling light and power points.

KITCHEN 9' 4" x 6' 11" (2.84m x 2.11m) Having a range of wall and base units, radiator, ceiling light and power points.

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

BEDROOM ONE 16' 2 max" x 11' 4" (4.93m x 3.45m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM TWO 14' 11 max" x 11' 2" (4.55m x 3.4m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM THREE 9' 3" x 7' (2.82m x 2.13m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 6' 3" x 6' 11" (1.91m x 2.11m) Having double glazed window, bath with overhead shower, wash basin and ceiling light.

WC 2' 9" x 4' (0.84m x 1.22m)



Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 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 - Openreadh, VirginMedia

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.

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

