

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.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	58 D	
69-80	C		78 C
81-91	B		
92+	A		

Boldmere | 0121 321 3991



- FOUR BEDROOM DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS

Penns Lane, Sutton Coldfield, B72 1BP

Offers Over £550,000



## Property Description

Presenting a striking detached property, currently listed for sale. This home is neutrally decorated, offering a blank canvas for you to bring your own style and taste. The property boasts four bedrooms and one bathroom, providing ample living space. The reception rooms are a notable feature of this home, with a total of three. One of these rooms provides direct access to the garden, creating a wonderful indoor-outdoor flow and an ideal space for entertaining or relaxing. The kitchen, the heart of the home, is well-equipped and ready to cater to all your culinary needs. Of the four bedrooms, the master is a true highlight. It is spacious, offering plenty of room for rest and relaxation, and benefits from an en-suite for added convenience. The second bedroom also impresses, featuring built-in wardrobes and an abundance of natural light, making it a welcoming space. The unique features of this property include a driveway providing off road parking and a garden, enhancing the overall appeal. With the presence of public transport links and local amenities nearby, the location is ideal for both convenience and lifestyle.

This property is perfect for families and couples alike, offering a harmonious blend of space, comfort, and location. A viewing is highly recommended to truly appreciate what this detached home has to offer.

**RECEPTION HALL** Providing access to downstairs living areas with stairs leading off.

**DINING ROOM** 16' 7" x 12' 11" (5.05m x 3.94m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

**LOUNGE** 18' 3" x 11' 11" (5.56m x 3.63m) Carpeted and having double glazed sliding doors, radiator, ceiling light and power points.

**BREAKFAST ROOM** 14' 3" x 8' 10" (4.34m x 2.69m) Having double glazed window, radiator and ceiling light.

**KITCHEN** 12' 3" x 10' 9" (3.73m x 3.28m) Having tiled flooring, a range of wall and base units, cooker, gas hob, radiator, ceiling light and power points.

**UTILITY** 4' 5" x 10' 11" (1.35m x 3.33m)

**CONSERVATORY** 12' 8" x 11' 1" (3.86m x 3.38m)

**WC** 2' 7" x 7' 6" (0.79m x 2.29m) Having low level wc, wash basin and ceiling light.

**LANDING** Providing access to all four bedrooms and family bathroom.

**MASTER BEDROOM** 17' 8" x 10' 10" (5.38m x 3.3m) Carpeted and having double glazed bay window, radiator, ceiling light, power points and door to en suite.

**EN SUITE BATHROOM** 10' 10" x 5' 9" (3.3m x 1.75m) Having tiled flooring, bath, low level wc, wash basin, heated towel rail, double glazed window and ceiling light.

**BEDROOM TWO** 16' 6" x 12' 11" (5.03m x 3.94m) Carpeted and having double glazed bay window, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM THREE** 13' 1" x 11' 11" (3.99m x 3.63m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM FOUR** 8' 11" x 7' 11" (2.72m x 2.41m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BATHROOM** 9' 7" x 8' 10" (2.92m x 2.69m) Tiled throughout and having double glazed window, bath, walk in shower, low level wc, wash basin and ceiling light.



**GARAGE** 16' 5" x 10' 10" (5m x 3.3m) Having power and light.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available likely for O2, Vodafone, limited for EE, Three and data available limited for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.  
Networks in your area - 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.

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**WANT TO SELL YOUR OWN PROPERTY?**  
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