

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



**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyor.

Energy Efficiency Rating	
Current	Potential
83	97
England & Wales EU Directive 2002/91/EC WW.EPC.U.COM Very energy efficient - lower running costs A (92+)   B (81-91)   C (69-80)   D (55-68)   E (39-54)   F (21-38)   G (1-20) Not energy efficient - higher running costs	

Boldmere | 0121 321 3991



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



Sutton Oak Road, Sutton Coldfield, B73 6TL | Offers Over £350,000





## Property Description

Introducing this beautifully presented, neutrally decorated, semi-detached property, currently listed for sale. Boasting three spacious bedrooms with the master bedroom bathed in natural light, this property is an ideal home for both families and couples. The residence comprises a single reception room, perfect for entertaining or unwinding after a long day. The heart of the home, the kitchen, has been thoughtfully designed to incorporate both functionality and style. With one well-appointed bathroom completing the living accommodation, this property perfectly balances comfort and convenience. Location is key, and this property does not disappoint. With excellent public transport links nearby, commuting to work or exploring the city could not be easier. A variety of local amenities are within easy reach. From grocery shopping to leisure activities, everything you need is just a stone's throw away. This semi-detached house not only offers a warm and inviting living space but also the opportunity to quickly settle into a vibrant and well-connected community. It is a property that truly needs to be seen to be fully appreciated.

With its neutral decor throughout, this home provides a perfect canvas to add your personal touch and create a space that truly feels like your own. This is a unique opportunity to secure a home that combines location, liveability, and potential. Don't miss out, arrange a viewing today!

**ENTRANCE HALL** 15' 1" x 4' 7" (4.6m x 1.4m) Providing access to living areas with stairs leading off.

**LOUNGE/DINER** 25' 8" x 10' 3" (7.82m x 3.12m) Having double glazed window, double glazed sliding door to conservatory, radiator, ceiling light and power points.

**KITCHEN** 8' 5" x 10' 5" (2.57m x 3.18m) Having a range of wall and base units, double glazed window, cooker, ceiling light and power points.

**UTILITY** 13' x 4' 9" (3.96m x 1.45m)

**CONSERVATORY** 7' x 9' 5" (2.13m x 2.87m) Fully double glazed with sliding door to garden, ceiling fan and tiled floor

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

**BEDROOM ONE** 11' 11" x 10' 2" (3.63m x 3.1m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM TWO** 8' 8" x 12' 4" (2.64m x 3.76m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 10' 11" x 10' 3" (3.33m x 3.12m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BATHROOM** 7' 7" x 9' 10" (2.31m x 3m) Tiled throughout and having double glazed window, walk in shower, bath, low level wc, wash basin, radiator and ceiling light.



**GARAGE** 16' x 7' 6" (4.88m x 2.29m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available likely for EE, Three, O2, limited for Vodafone and data available likely for EE, Three, limited for O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 9Mbps. Highest available upload speed 0.9Mbps.  
 Broadband Type = Superfast Highest available download speed 231 Mbps. Highest available upload speed 36Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.  
 Networks in your area - Openreach, 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.

**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?**  
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

