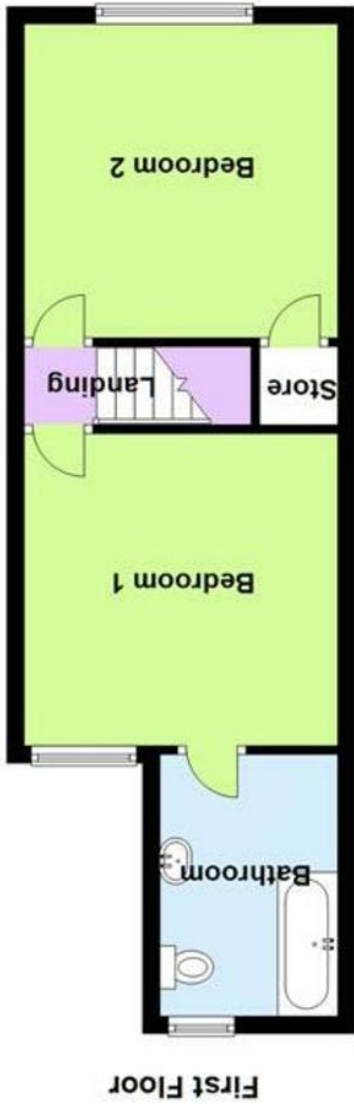


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- TRADITIONAL TWO BEDROOM MID TERRACED HOME
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- TWO SEPERATE RECEPTION ROOMS

Sheffield Road, Sutton Coldfield, B73 5HA

£290,000



## Property Description

This beautifully terraced property is now available for sale. It is neutrally decorated, providing the perfect canvas for you to make your own. The property boasts an impressive two reception rooms and a spacious kitchen, offering plenty of space for both entertaining and everyday living. The property comprises two well-proportioned bedrooms, ensuring ample room for families or couples. Additionally, the residence is serviced by a practical and conveniently designed bathroom. One of the standout features of this property is the high ceilings, which not only add to the sense of space but also provide a touch of elegance and grandeur. The location of this property is truly exceptional. It is situated in a quiet area, providing a peaceful living environment. Moreover, it benefits from being in close proximity to public transport links, ensuring easy commute to work or city centres. Families will appreciate the nearby schools, while the local amenities close at hand add to the convenience of this location.

This property is ideal for families and couples looking for a spacious and elegant home in a superb location. The blend of comfort, style and convenience makes this property a unique and highly desirable residence. Don't miss the chance to own this exquisite property.

**LOUNGE** 11' 11" x 11' 10" (3.63m x 3.61m) Having original single glazed window, log burner, radiator, ceiling light and power points.

**DINING ROOM** 11' 10" x 11' 10" (3.61m x 3.61m) Having original single glazed window, radiator, ceiling light and power points.

**KITCHEN** 11' x 6' 9" (3.35m x 2.06m) Having a range of wall and base units, double glazed window, sink, cooker, ceiling light and power points.

**BEDROOM ONE** 11' 10" x 11' 10" (3.61m x 3.61m) Carpeted and having original sash window, radiator, ceiling light and power points.

**BEDROOM TWO** 11' 10" x 11' 11" (3.61m x 3.63m) Carpeted and having original sash window, radiator, ceiling light and power points.

**BATHROOM** 10' 11" x 6' 9" (3.33m x 2.06m) Having bath with overhead shower, low level wc, wash basin and ceiling light.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 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 100 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.

**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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