

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



**LEGAL READY**

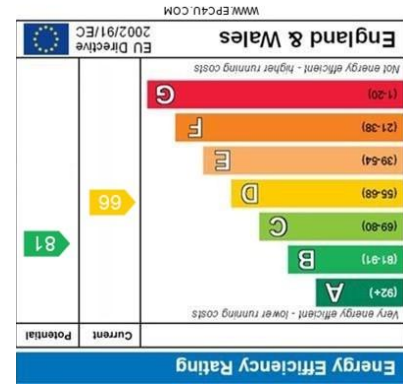
"How does this help me?"

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.

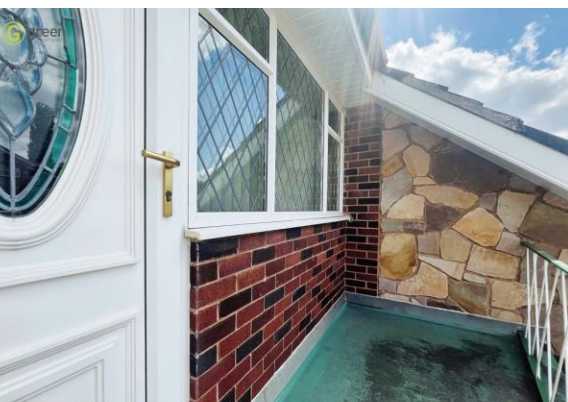
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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 Conveyer.



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- BEAUTIFUL DEATCHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- DRIVEWAY FOR THREE CARS
- BALCONY
- GARAGE
- DOWNSTAIRS W/C



Cottesmore Close, West Bromwich,  
 Birmingham, B71 3SB

Offers Over £390,000





## Property Description

Presenting this beautiful three bedroom detached property, although requires some modernising, offers an array of unique features and potential for a beautiful family home. The property is situated in a location that boasts green spaces and a quiet, peaceful ambiance, perfect for families and couples seeking tranquility.

The property comprises of three bedrooms, a bathroom, two reception rooms, and a kitchen. The master bedroom is spacious, filled with natural light, and comes with built-in wardrobes. The other two bedrooms are also doubles, one of which includes built-in wardrobes.

The bathroom is a unique selling point of this property, featuring a sunken bath that adds a touch of luxury and character to the home.

The kitchen is an open-plan space with wood countertops, bathed in natural light. It offers plenty of room for culinary exploration and is perfect for those who enjoy home cooking.

The property also features two reception rooms. The first is an open-plan room with large windows and a warm, welcoming fireplace. The second functions as a kitchen diner, a versatile space for family meals or entertaining guests.

This home comes with an EPC rating of D and falls under the D council tax band. Among its unique features are a garage, a balcony, and a driveway with space for three cars.

In all, this home, with its potential for modernisation and unique features, is ideal for families and couples looking to create their dream home in a peaceful location.

**LARGE PORCH** With ceiling light point, windows to sides and door into:-

**HALLWAY** 13'0" x 6'4" (3.96m x 1.93m) With stairs to first floor, parquet flooring, radiator, ceiling light point and access to WC.

**KITCHEN/DINER** 17'10" x 11'4" (5.44m x 3.45m) Having five ceiling light points, patio door to rear garden, wall and base units with work surfaces over, built in double oven, gas hob, extractor fan, sink, window to rear, tiled splash backs, beams, pull out breakfast tops for young children and concealed lights.

**LIVING ROOM** 18'4" x 11'2" (5.59m x 3.4m) Having two ceiling light points, bay window to front, fireplace and window to rear.

**UTILITY ROOM** 12'0" x 9'6" (3.66m x 2.9m) Having concealed lights, units, space for washing machine, space for tumble dryer, storage and doors to front and rear.

**GUEST WC** Having ceiling light point, WC, sink and window to side.

### FIRST FLOOR

**LANDING** Having access to balcony via patio door and having views over the front, access to bedrooms and bathroom.

**BEDROOM ONE** 18'4" x 11'0" (5.59m x 3.35m) Having windows to front and rear, two ceiling light points, fitted wardrobes and cupboards and radiator.

**BEDROOM TWO** 11'2" x 10'8" (3.4m x 3.25m) Having ceiling light point, window to rear, radiator, air condition unit and fitted wardrobe.

**BEDROOM THREE** 11'2" x 9'8" (3.4m x 2.95m) Having ceiling light point, window to rear, air condition unit and radiator.

**FAMILY BATHROOM** 11'6" x 10'2" (3.51m x 3.1m) Having a suite comprising; WC, sink, sunken bath, ceiling light point, window to rear, storage cupboard which houses central heating boiler, two further storage cupboards and radiator.

**OUTSIDE** To the rear is a garden having paved patio area, borders for shrubs and flowers, steps down to lawn with tree and shrub borders.

**GARAGE** 11'0" x 7'0" (3.35m x 2.13m) Currently used for storage.

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

Council Tax Band E Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for \*\*\* and data available for \*\*\*

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

Broadband Type = Superfast Highest available download speed 53Mbps. Highest available upload speed 8Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

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.

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