

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

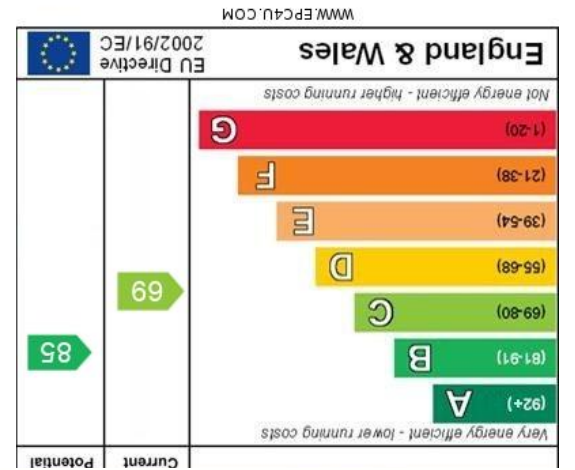


First Floor



Ground Floor

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.



Walmley | 0121 313 1991



- MODERN DETACHED PROPERTY
- POPULAR LOCATION
- THREE BEDROOMS ENSUITE TO MASTER
- LOUNGE & DINING ROOM
- CANOPY PORCH*GUEST CLOAKROOM
- FITTED KITCHEN



85 Elm Road, New Hall, Sutton Coldfield, B76 2PQ

£400,000



Property Description

A well presented detached property situated in the sort after New Hall manor development, being convenient located for all local amenities, including shops and walking distance of New Hall Country Park, public transport with links to Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. Comprising of reception hall, guest cloakroom, lounge, separate dining room, fitted kitchen, three bedrooms with en suite to master, family bathroom, attractive landscaped rear garden and garage. In more detail the accommodation comprises of:

RECEPTION HALLWAY Having an obscure double glazed entrance door, radiator, door to under stairs storage, stairs off to first floor accommodation.

GUEST CLOAKROOM Having close coupled WC, pedestal wash hand basin, radiator.

LOUNGE 13' 00" x 12' 05" (3.96m x 3.78m) Having double glazed bay window to front, radiator, laminate flooring, multi paned doors off to dining room.

DINING ROOM 9' 09" x 7' 10" (2.97m x 2.39m) Double glazed window to rear, radiator.

FITTED KITCHEN 13' 10" x 6' 09" (4.22m x 2.06m) Fitted with a range of base and wall with contrasting work surfacing, incorporating a single drainer stainless steel sink unit with mixer tap, integrated four ring stainless steel gas hob with oven and extractor hood discreetly housed above in matching unit, space for washing machine and further appliances, tiled splash back, radiator, double glazed window to the rear, inter connecting doors through to dining room and hallway and a double glazed door providing access out to the rear garden.

LANDING Having double glazed oriel bay window to the side and further double glazed to the front, radiator, door to airing cupboard, access to loft space and door off to master bedroom.

MASTER BEDROOM 10' 04" x 10' 03" (3.15m x 3.12m) Having double glazed window to the front, radiator and double built in wardrobe to one wall, door off to ensuite shower room.

EN SUITE SHOWER ROOM Comprising of an enclosed shower cubicle, pedestal wash hand basin, low level WC, radiator and obscure double glazed window to the side.

BEDROOM TWO 10' 03" x 7' 08" (3.12m x 2.34m) Double glazed window to the rear, radiator door to built in wardrobe.

BEDROOM THREE 8' 06" x 7' 05" (2.59m x 2.26m) Currently being used as an office. Double glazed window to rear, radiator.

FAMILY BATHROOM Having a white suite comprising of a panelled bath, shaped pedestal wash hand basin, low level WC, part tiled walls and complementary ceramics, radiator and obscure double glazed window to the rear.

GARAGE 18' 00" x 8' 05" (5.49m x 2.57m) Having up and over door and inter connecting door to garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear there is an attractive landscaped garden which is enclosed by a timber weaved fence and comprising of a full width paved patio area, shaped lawn with well stocked borders of various shrubbery and plants, timber storage shed (included), to one side a timber gate provides side access. To the front of the property there is a small fore garden with a driveway to the side providing an access to the garage

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - No data available.
Broadband coverage - No data available.



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. 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

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