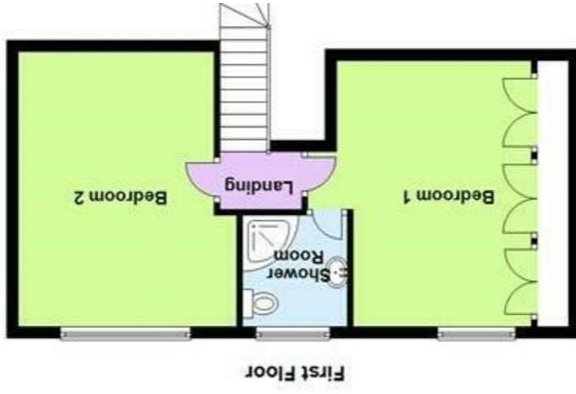


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

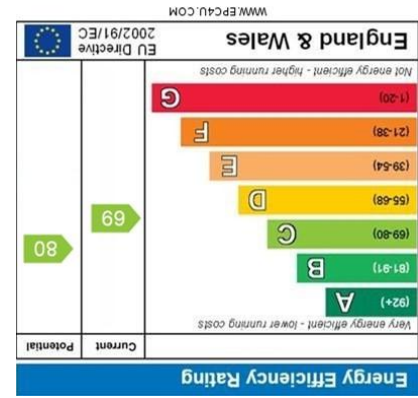


First Floor



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.



Boldmere | 0121 321 3991



- FANTASTIC DETACHED DORMER BUNGALOW
- FIVE BEDROOMS
- GROUND FLOOR BATHROOM AND FIRST FLOOR SHOWER ROOM
- SPACIOUS LOUNGE AND SEPARATE DINING ROOM

Pilkington Avenue, Sutton Coldfield, B72 1LQ

Offers In Excess Of  
 £600,000

## Property Description

Fantastic opportunity to acquire this five bedroom detached domer bungalow set in one of the most sought after locations, within close proximity of desirable local schools, shops and parks. The Fabulous and spacious home on offer includes three ground floor bedrooms and two first floor, a generous living room, separate dining room, breakfast kitchen, utility room, guest doakroom, ground floor bathroom and first floor shower room. With stunning front and rear gardens a garage and drive it is essential to view this Wonderful home in order to avoid disappointment.

HALL Window to front, stairs

CUPBOARD Double door

BEDROOM THREE 13' 10" x 10' 11" (4.22m x 3.33m) Window to front

BEDROOM FOUR 10' 11" x 9' 11" (3.33m x 3.02m) Window to front

BEDROOM FIVE 10' 11" x 8' 6" (3.33m x 2.59m) Window to front, storage cupboard, double door,

STORE Window to front, storage cupboard.

LOUNGE 17' 5" x 11' 10" (5.31m x 3.61m) Brick built fire surround, wall lighting, two windows to side, two windows to rear, double door, overlooking garden.

BATHROOM Window to rear.

DINING ROOM 14' 3" max x 9' 11" (4.34m x 3.02m) Sliding door overlooking garden.

BREAKFAST KITCHEN 13' 7" x 11' 6" (4.14m x 3.51m) Solid wood wall and base units, integrated double oven and microwave, tiled floor and under unit splashback, storage cupboard.

UTILITY ROOM 10' 5" x 5' 4" (3.18m x 1.63m) Window to side,

WC Window to side

LANDING Door to:-

BEDROOM ONE 15' 5" x 13' (4.7m x 3.96m) Window to rear, built in wardrobes and furniture including bedside drawer units

BEDROOM TWO 15' 11" x 12' 8" (4.85m x 3.86m) Window to rear.

SHOWER ROOM Window to rear,

GARAGE Window to side, up and over door and side door accessing the garden (Please ensure that prior to legal comment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F - Birmingham City Council

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

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

Broadband coverage:-

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

Broadband Type = Superfast Highest available download speed 37Mbps. Highest available upload speed 7Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

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.

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 PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

