

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

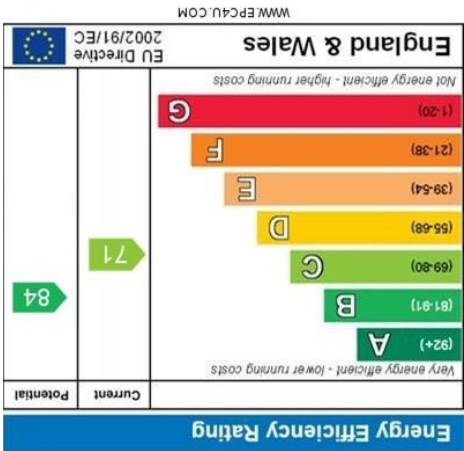


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- TWO BEDROOM DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER LOCATION
- LARGE DRIVEWAY
- TWO SEPERATE RECEPTION ROOMS
- LOVELY GARDEN



Conchar Road, Sutton Coldfield, B72 1LL

Offers In Excess Of  
£425,000





## Property Description

We are pleased to present this detached bungalow for sale, offering a wonderful blend of charm and modern convenience. The property boasts a neutral decor throughout, providing an ideal canvas for the new homeowners to make their own. The property comprises two comfortable bedrooms, a well-appointed bathroom, and a functional kitchen. The two reception rooms offer ample space for both relaxation and entertainment, making this home ideally suited for families and couples alike. The exterior of this home is just as impressive as the interior, with the remarkable features of both a spacious driveway and a beautiful garden. The outdoor space adds a serene touch to the property, offering an ideal spot for leisurely afternoons or weekend gatherings. This property's location is a significant selling point. It's situated in a quiet area, yet still benefits from being within close proximity to public transport links, local amenities, and nearby schools. This perfect blend of tranquillity and convenience makes this an ideal family home.

In summary, this neutrally decorated detached bungalow is a rare find. With two reception rooms, a garden, parking, and an excellent location, it's the perfect home for families or couples seeking a peaceful lifestyle without sacrificing convenience. This property is more than just a house - it's a place to call home.

**ENTRANCE HALL** 16' 8" x 3' 10 min" (5.08m x 1.17m) Providing access to all living areas.

**LIVING ROOM** 17' 5" x 12' 11" (5.31m x 3.94m) Having double glazed sliding doors, radiator, ceiling light and power points.

**DINING ROOM** 11' 10" x 11' 3" (3.61m x 3.43m) Having double glazed window, radiator, ceiling light and power points.

**KITCHEN** 18' 10" x 7' 3" (5.74m x 2.21m) Having a range of wall and base units, double glazed window, double glazed French door, ceiling light and power points.

**OFFICE** 9' 1" x 7' 7" (2.77m x 2.31m) Having radiator, ceiling light and power points.

**CONSERVATORY** 10' 5" x 14' 3" (3.18m x 4.34m)

**BEDROOM ONE** 12' 5" x 10' 10" (3.78m x 3.3m) Having double glazed bay window, radiator, ceiling light and power points.

**BEDROOM TWO** 10' 10" x 11' 01" (3.3m x 3.38m) Having double glazed bay window, radiator, ceiling light and power points.

**BATHROOM** 7' 2" x 8' 2 max" (2.18m x 2.49m) Having walk in shower, low level wc, wash basin and ceiling light.

**Council Tax Band E - Birmingham City Council**

**Utility Supply**  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - Gas central heating  
Sewerage - Mains

**Flood Risk**  
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

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

**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 40 Mbps. Highest available upload speed 7 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.

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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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991