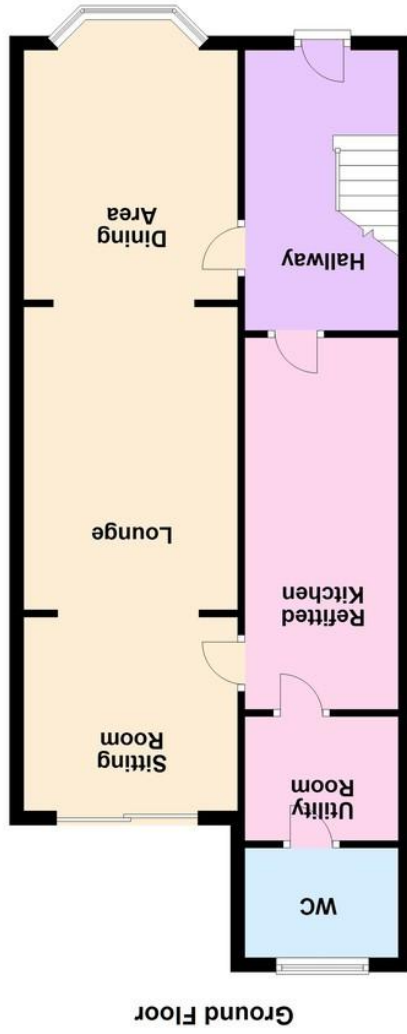
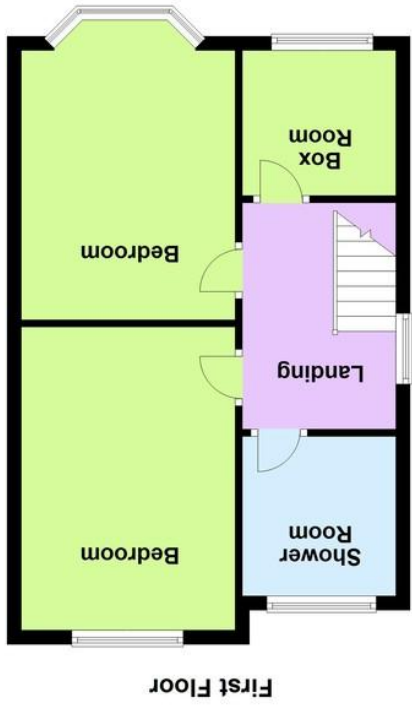
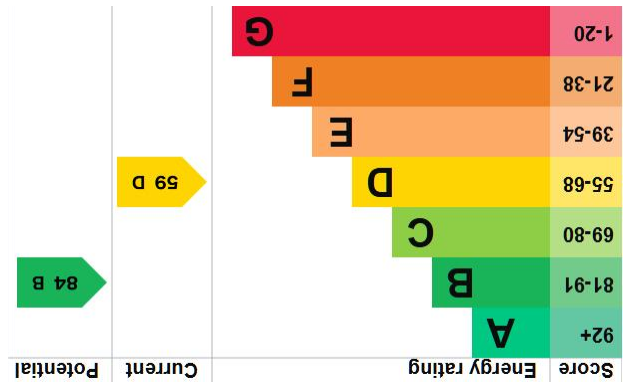


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Large Driveway
- Extended Lounge/Dining/Sitting Room
- Refitted Kitchen
- Utility & Guest WC
- 2 Double Bedrooms

Whitehouse Common Road, Sutton Coldfield, B75 6HA

£310,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Occupying a highly sought after location and being ideally placed for many well reputed schools for children of all ages offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. Approached via a driveway to the front the home is entered via hallway with access to a large living/dining and sitting room, a beautiful expensively refitted kitchen, utility and guest WC, on the first floor there are two double bedrooms and a box room and a family shower room. To complete the home there is a lovely private garden offering a most picturesque setting.

Homes of this size and standard within this location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

HALLWAY Having a staircase to the first floor, radiator and doors to:

EXTENDED LOUNGE/DINING/SITTON ROOM 26' 9" x 9' 11" (8.15m x 3.02m) A great space for socialising and entertaining, the front has a walk in bay, a raised feature fireplace as the focal point, coving, radiator and an archway in to the lounge area with a further raised feature fireplace, coving and an archway to the rear sitting area with patio doors overlooking the lovely private garden, coving and a door to the refitted kitchen.

REFITTED KITCHEN 18' 5" x 5' 7" (5.61m x 1.7m) Expensively refitted to now include a stylish range of contrasting wall and base mounted units with complementing work surfaces over and under cupboard lighting, integrated double oven and induction hob with extractor fan over, integrated dish washer, sink and drainer unit, radiator, breakfast bar and a door to the utility.

UTILITY 5' 8" x 4' 10" (1.73m x 1.47m) Having plumbing and space for white goods and a door to the guest WC.

GUEST WC

From the hallway a staircase rises to the first floor landing with doors to:

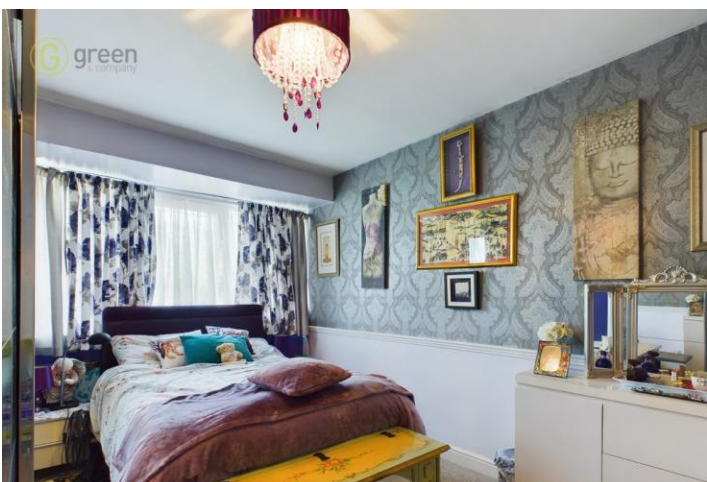
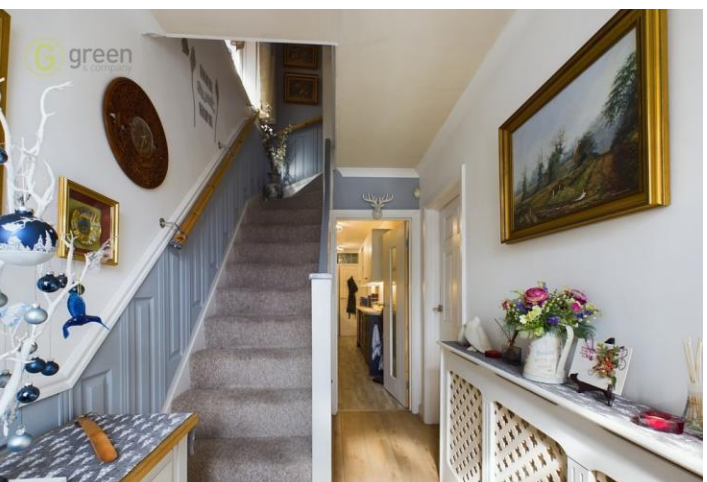
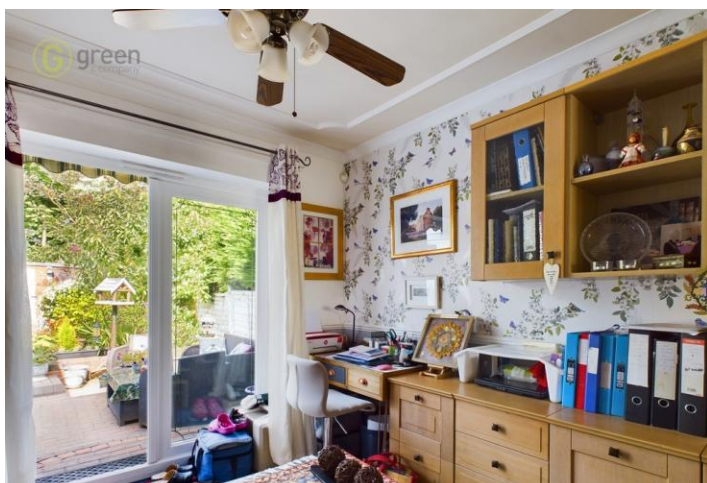
BEDROOM ONE 13' 4" x 10' 2" (4.06m x 3.1m) Having a window to the rear and radiator

BEDROOM TWO 10' 11" x 9' 11" (3.33m x 3.02m) Having a window to the front and radiator.

BEDROOM THREE 6' 8" x 5' 8" (2.03m x 1.73m) Having a window to the front and radiator.

SHOWER ROOM To include a double width walk in shower cubicle, wash hand basin, low level WC and rear facing window.

OUTSIDE To the rear of the home there is a beautiful private garden with an abundance of flowering borders which offers a picturesque and tranquil setting and being ideal for the family.



Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 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 - Openreach, Virgin Media

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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