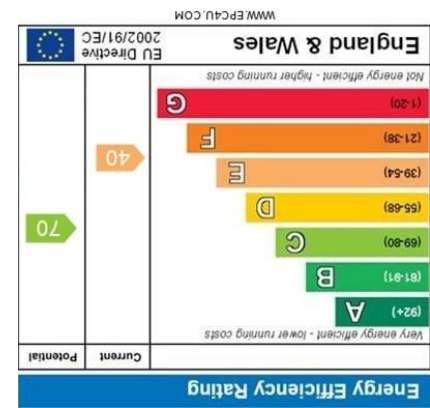


**NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**



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 Conveyor.



Boldmere | 0121 321 3991



- FIVE BEDROOM PERIOD SEMI DETACHED HOME
- THREE SEPERATE RECEPTION ROOMS
- DRIVEWAY PROVIDING OFF ROAD PARKING
- HIGHLY SOUGHT AFTER LOCATION

Station Road, Sutton Coldfield, B73 5LD

£625,000



## Property Description

I am delighted to present this semi-detached property, which is currently available for sale. Lovingly maintained and neutrally decorated, the house is move-in ready and offers a blank canvas for those looking to add their own unique touch. The property boasts a generous layout, with three spacious reception rooms perfect for relaxation and entertaining guests. The abundant space continues into the kitchen, with a design that is as practical as it is beautiful. This is a house that truly caters to every need of its occupants. When it comes to accommodation, the property excels. It benefits from five bedrooms, each one a comfortable sanctuary. The master bedroom is particularly impressive, offering plenty of space and the luxury of an en-suite bathroom. One of the most attractive features of this property is its location. With excellent public transport links and local amenities within close proximity, convenience is key. Furthermore, the property is situated near several highly-regarded schools making it an ideal home for families. The house also boasts some unique features of its own. The high ceilings throughout create a sense of space and grandeur, while the spacious driveway adds a practical advantage that will be appreciated by any homeowner. This property is a gem that is not to be missed.

Give us a call now to book your viewing!

**ENTRANCE HALL** Providing access to living areas and stairs leading off.

**LIVING ROOM** 17' 1 max" x 12' 1" (5.21m x 3.68m) Having bay window to front, radiator, ceiling light and power points.

**FAMILY ROOM** 12' 8" x 12' 3" (3.86m x 3.73m) Having French door to back garden, radiator, ceiling light and power points.

**BREAKFAST ROOM/DINING ROOM** 9' 11" x 9' 6" (3.02m x 2.9m) Having window to side, radiator, ceiling light and power points.

**KITCHEN** 15' 1" x 9' 4" (4.6m x 2.84m) Having window to side, a range of wall and base units, cooker, hob, ceiling light and power points.

**LAUNDRY ROOM** 5' 8" x 9' 8" (1.73m x 2.95m) Having window to side and rear, ceiling light and power points, integrated fridge and separate integrated freezer.

**FIRST FLOOR LANDING** Providing access to four bedrooms and family bathroom.

**BEDROOM TWO** 14' 3" x 10' 2" (4.34m x 3.1m) Carpeted and having window to front, radiator, ceiling light and power points.

**BEDROOM THREE** 12' 8" x 12' 4" (3.86m x 3.76m) Carpeted and having window to rear, radiator, ceiling light and power points.

**BEDROOM FOUR** 7' 3" x 9' 5" (2.21m x 2.87m) Carpeted and having window to rear, radiator, ceiling light and power points.

**BEDROOM FIVE** 9' 9" x 5' 11" (2.97m x 1.8m) Carpeted and having window to front, radiator, ceiling light and power points.

**BATHROOM** 11' 8" x 6' 2" (3.56m x 1.88m) Having window to side, bath with over head shower, low level wc, wash basin and ceiling light.

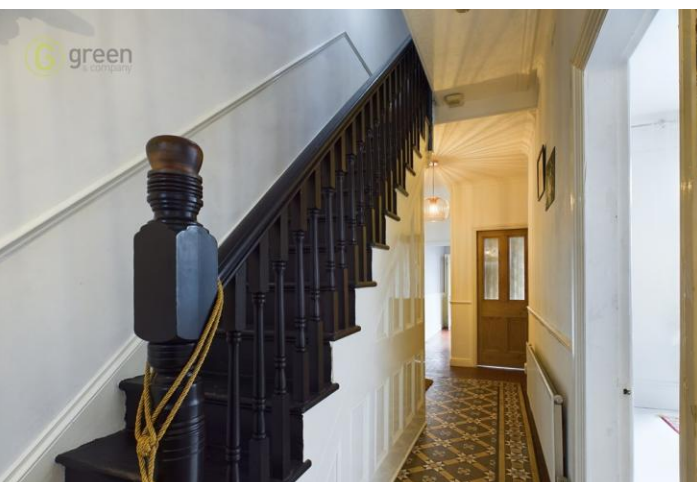
**SECOND FLOOR LANDING** Providing access to master bedroom with en suite.

**MASTER BEDROOM** 15' 2" x 12' 5" (4.62m x 3.78m) Carpeted and having window to front, radiator, ceiling light and power points.

**DRESSING ROOM** 6' 11" x 6' (2.11m x 1.83m) Having fitted storage and door to en suite.

**EN SUITE** 6' 10" x 6' 2" (2.08m x 1.88m) Having window to rear, walk in shower, low level wc, wash basin and ceiling light.

**STUDY** 9' 3" x 5' 11" (2.82m x 1.8m)



**GARAGE EN-BLOC.** Separate garage on Buxton Road and off road parking for up to four vehicles. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20 Mbps.

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

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WANT TO SELL YOUR OWN PROPERTY?

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