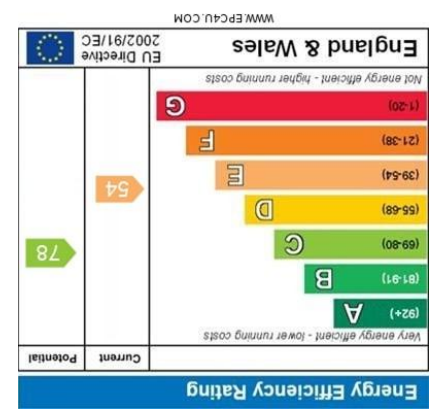


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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
- Off Road Parking
- Many Original Features
- Formal Lounge & Dining Room
- Fitted Kitchen
- Two Double Bedrooms

Whitehouse Common Road, Sutton Coldfield, B75 6HA

Offers In Region Of  
£305,000



## 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 Sutton Coldfield town centre. This beautifully presented two double bedroom semi-detached home offers spacious living accommodation and retains many original features, this lovely home has a driveway to the front and is entered via a hallway with quarry tiled flooring and leads to the formal lounge and dining area, a lovely fitted kitchen, on the first floor there are two double bedrooms and a family bathroom and to complete the home there is a lovely private landscaped.

This home is being sold with the benefit of having no upward chain and early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENTRANCE HALLWAY Having quarry tiled flooring and leading to:

FORMAL LOUNGE 13' 9" to bay x 10' 8" (4.19m x 3.25m) A lovely formal lounge with a deep walk in bay to the front aspect, a beautiful log burner as the focal point, ceiling rose, coving, radiator and an archway leading through to the dining area.

DINING AREA 14' 1" max x 11' 6" (4.29m x 3.51m) Having patio doors to the rear garden, a further brick built fireplace as the focal point, coving, radiator, a window to the side and a door to the inner lobby with useful storage cupboard, a staircase rising to the first floor and a door to the fitted kitchen.

FITTED KITCHEN 16' 8" x 7' 10" (5.08m x 2.39m) To include a stylish and traditional range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and gas hob with extractor fan over, sink and drainer unit, two side facing windows, radiator, quarry tiled flooring space and plumbing for white goods and a door to the rear garden.

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

BEDROOM ONE 13' x 11' (3.96m x 3.35m) The principle bedroom at the front of the property faces in an easterly direction and benefits from the morning sun. This well proportioned room has been laid out to benefit from the feature cast iron fireplace which sits in centrally positioned chimney breast providing good space for recessed furniture in the adjacent alcoves. A double radiator sits beneath the double glazed window and the room has multiple power points arranged above the deep timber skirting detail. There is a single ceiling light and telephone extension point.

BEDROOM TWO 11' 6" x 11' 1" into recess (3.51m x 3.38m) A good sized second bedroom, again well proportioned to allow a variety of furniture layouts. This room has a rear facing double glazed window, loft access, central heating radiator and power points.

FAMILY BATHROOM Includes a white suite with a panelled bath and separate walk in shower cubicle, low level WC, wash hand basin and rear facing window.

OUTSIDE To the rear of the home there is a beautiful private landscaped garden

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data likely available for O2, limited for EE, Three, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 18Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 70Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 10Mbps.  
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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