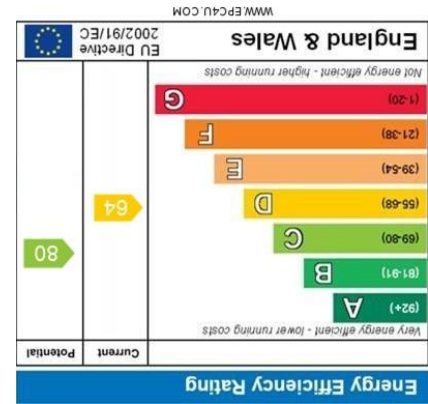


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Boldmere | 0121 321 3991



- FOUR BEDROOM DETACHED HOME
- LUXURY GOLF COURSE VIEWS
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- CUL DE SAC LOCATION
- HIGHLY SOUGHT AFTER LOCATION

Kempson Avenue, Sutton Coldfield, B72 1HQ

£800,000



Property Description

This elegant detached property is now on the market. Presented in a neutrally decorated condition, it offers a blank canvas for a buyer to truly make it their home. The spacious accommodation consists of four well-proportioned bedrooms and two bathrooms, making it ideal for families seeking ample living space. The ground floor boasts spacious reception rooms, providing the perfect setting for both entertaining and relaxing. The home also features a large kitchen, catering to all your culinary needs. This property is unique in its offering of a garage and spacious driveway, providing off road parking for multiple vehicles. The substantial garden is another standout feature, offering a private oasis where you can unwind in the tranquillity of your own outdoor space with views over the golf course. Its location is second to none, nestled in a quiet neighbourhood yet within easy reach of public transport links, local amenities, and green spaces. The balance of serene living and urban convenience makes this an opportunity that should not be missed.

In summary, this property offers a perfect blend of space, location, and unique features. It's an inviting home that promises the potential for personalisation and comfort. Whether you're a growing family or looking to upgrade, this could be the perfect property for you. Don't miss the chance to view this impressive home and see its full potential for yourself.

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

LOUNGE 20' 8" x 14' 3" (6.3m x 4.34m) Having sliding doors to rear providing access to the garden, radiator, ceiling light and power points.

DINING ROOM 14' 3" x 8' 8" (4.34m x 2.64m) Having window to front, radiator, ceiling light and power points.

BREAKFAST KITCHEN 21' x 12 max' (6.4m x 3.66m) Having a range of wall and base units, window to rear, radiator, ceiling light and power points.

UTILITY ROOM 8' 1" x 5' 5" (2.46m x 1.65m)

WC

LANDING Providing access to all four bedrooms and two bathrooms.

BEDROOM ONE 14' x 13' 6" (4.27m x 4.11m) Having window to rear, fitted storage cupboards, radiator, ceiling light and power points.

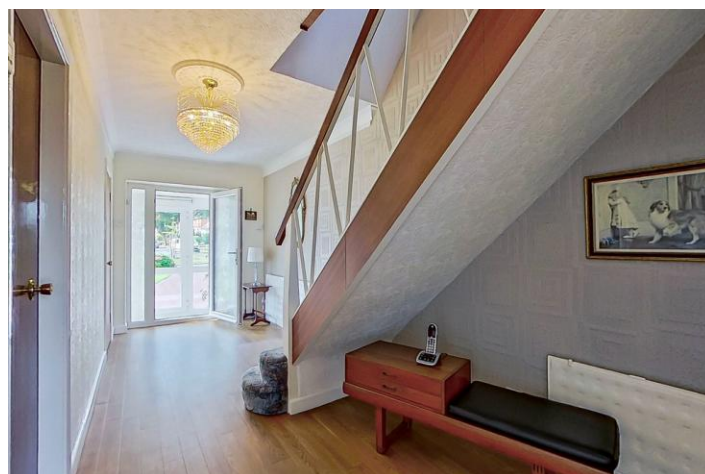
BEDROOM TWO 15' x 12' (4.57m x 3.66m) Having window to front, fitted storage cupboards, radiator, ceiling light and power points.

BEDROOM THREE 13' 6" x 11' 7" (4.11m x 3.53m) Having window to front, fitted storage cupboards, radiator, ceiling light and power points.

BEDROOM FOUR 11' x 7' 10" (3.35m x 2.39m) Having window to front, fitted storage cupboards, radiator, ceiling light and power points.

BATHROOM ONE Having window to side and rear, bath, walk in shower, low level wc, wash basin and ceiling light.

BATHROOM TWO Having window to rear, bath, walk in shower, low level wc, wash basin and ceiling light.



Council Tax Band G - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 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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