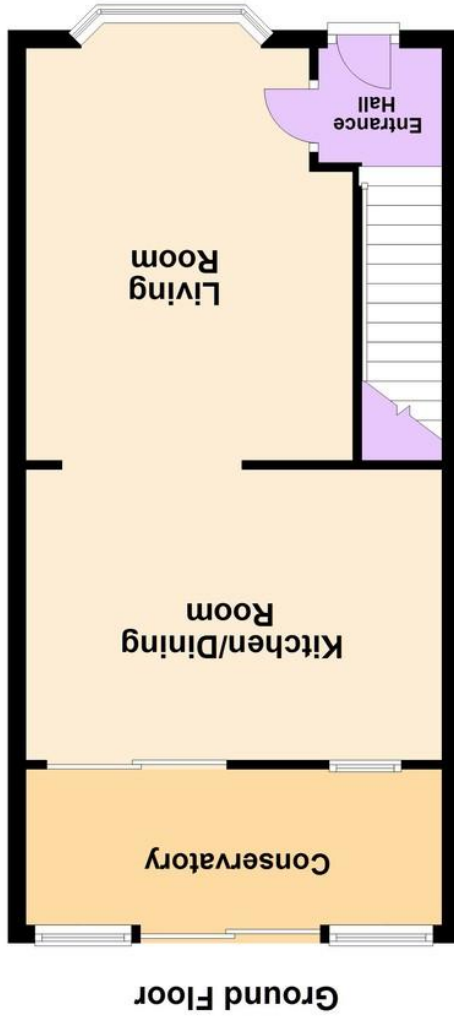
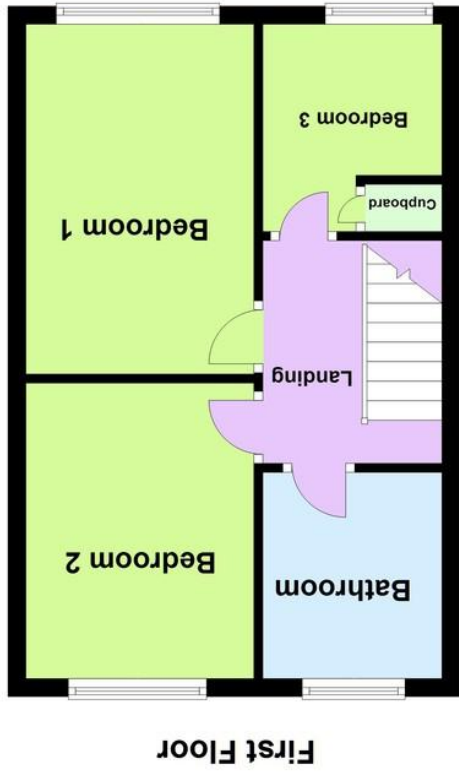


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY

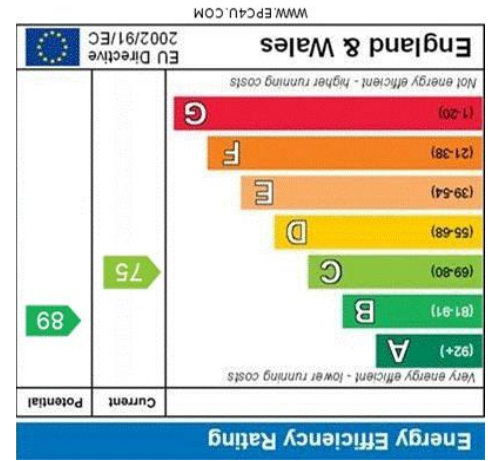
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- THREE BEDROOM MID TERRACED HOME
- OPEN PLAN KITCHEN/DINER
- CLOSE TO LOCAL AMENITIES
- HIGHLY SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS

Addenbrooke Drive, Sutton Coldfield, B73 5PZ

£300,000



Property Description

We are delighted to present to the market this charming terraced property, currently listed for sale. This house has been neutrally decorated throughout, allowing potential buyers the freedom to put their own stamp on it. The property boasts three well-sized bedrooms, a family bathroom, and one reception room - perfect for entertaining or relaxing after a long day. Additionally, there is an open plan kitchen/dining room, allowing for home-cooked meals and memorable family moments. The location of this property is a significant advantage. It is conveniently situated with excellent public transport links, making commuting effortless. It is also in proximity to local schools, making it a perfect choice for families with school-aged children. Furthermore, the local amenities are within a short distance, ensuring that all your day-to-day needs are met without any hassle. Despite being so well-connected, the property is in a quiet area providing a peaceful living environment away from the hustle and bustle of city life. This property is ideally suited for couples and families alike, owing to its size and strategic location. The neutral décor provides a blank canvas for the new owners to make this house their home.

With its prime location, well-proportioned rooms, and neutral interiors, this terraced house is sure to attract a lot of interest. I invite you to arrange a viewing at your earliest convenience. This could be the family home you've been looking for, or the next step on your property ladder.

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

LOUNGE 15 max' x 11' 11 max" (4.57m x 3.63m) Having double glazed window to front, radiator, ceiling light and power points.

KITCHEN/DINER 10' 7" x 15' 2" (3.23m x 4.62m) Having a range of wall and base units, sliding door to conservatory, radiator, ceiling light and power points.

CONSERVATORY 5' 8" x 14' 9" (1.73m x 4.5m)

LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 12' 9" x 8' 4" (3.89m x 2.54m) Having double glazed window, radiator, ceiling light and power points.

BEDROOM TWO 10' 9" x 8' 3" (3.28m x 2.51m) Having double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 9' 8" x 6' 6" (2.95m x 1.98m) Having double glazed window, radiator, ceiling light and power points.

BATHROOM 7' 5" x 6' 3" (2.26m x 1.91m) Having double glazed window, bath with overhead shower, low level wc, wash basin and ceiling light.

Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 71 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.

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 PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991