

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



LEGAL READY

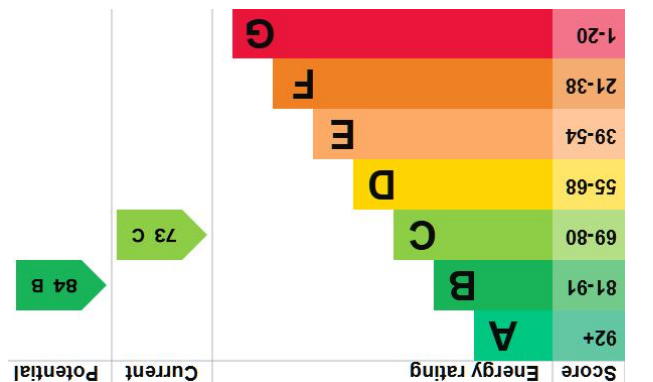
"How does this help me?"

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



- FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFUL VIEWS
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO SUTTON PARK
- HIGHLY SOUGHT AFTER LOCATION

Warmington Drive, Sutton Coldfield, B73 6EH | Offers Over £575,000

Property Description

We are delighted to present a distinctive 4-bedroom detached property, currently available for sale. This residence has been neutrally decorated throughout, exuding an atmosphere of calm and serenity, ready for the new owners to add their personal touch. The property boasts a generous layout, consisting of a spacious living room with a dining area, ideal for both relaxation and entertainment, and a functional kitchen equipped to cater to all your culinary needs. The four bedrooms provide ample living space, making this property especially appealing to families and couples alike. The bathroom and shower room add to the convenience and comfort of this home. The residence also benefits from unique features such as a private garden, an oasis of greenery providing an outdoor space for relaxation, and offers a beautiful view, contributing to the overall charm and appeal of this property. Located in a quiet area, the property enjoys the benefit of being in close proximity to public transport links, local amenities, and nearby schools, making daily commute and access to facilities an effortless routine. Moreover, the luxury of having Sutton Park on your doorstep makes it even more appealing. This property offers an unparalleled opportunity to acquire a family home with a blend of comfort and convenience. Its location and unique features make it a highly desirable choice for those looking to live in a relaxed environment while still being close to essential amenities.

Contact us today to arrange a viewing or for further information about this remarkable property.

ENTRANCE HALL 8' 1" x 9' 11" (2.46m x 3.02m) Providing access to living areas and stairs leading off.

KITCHEN 17' 5" x 9' 4" (5.31m x 2.84m) Having a range of wall and base units, cooker, hob, fridge, dishwasher, quoker tap, two double glazed windows, radiator, ceiling light and power points.

DINING ROOM 7' 7" max' x 10' 11" (2.31m x 3.33m) Having double glazed window to side, radiator, ceiling light and power points.

LIVING ROOM 12' 3" x 19' 10" (3.73m x 6.05m) Having double glazed window to rear, double glazed French doors to patio, radiator, ceiling light and power points.

UTILITY 15' 2" x 7' 4" (4.62m x 2.24m) Having a range of wall and base units, double glazed window to rear, ceiling light and power points.

WC Having low level wc, wash basin and ceiling light.

LANDING Providing access to all four bedrooms, shower room and bathroom.

BEDROOM ONE 14 ma x' x 10' 9" (4.27m x 3.28m) Carpeted and having double glazed window, radiator, fitted wardrobes, fitted dressing table, fitted bedside tables, ceiling light and power points.

BEDROOM TWO 13' 10 max' x 8' 8" (4.22m x 2.64m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 10' 8" x 8' 1" (3.25m x 2.46m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM FOUR 7' 9" x 8' 2" (2.36m x 2.49m) Carpeted and having double glazed window, radiator, ceiling light and power points.

SHOWER ROOM 6' 8" x 5' 8" (2.03m x 1.73 m) Having underfloor heating, walk in shower, low level wc, wash basin, heated towel rail, double glazed window and ceiling light.

BATHROOM 6' 11" x 7' 10" (2.11m x 2.39m) Having underfloor heating, bath with over head shower, low level wc, wash basin, heated towel rail, double glazed window and ceiling light.



Council Tax Band F - 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 9 Mbps. Highest available upload speed 0.9 Mbps.

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

Networks in your area - 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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WANT TO SELL YOUR OWN PROPERTY?
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