

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.

Energy Efficiency Rating	
Current	Potential
81	52
England & Wales EU Directive 2002/91/EC www.epc4u.com Very energy efficient - lower running costs A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Hot energy efficient - higher running costs	

Boldmere | 0121 321 3991



- BEAUTIFUL FOUR BEDROOM SEMI DETACHED HOME
- FINISHED TO A HIGH END QUALITY
- ELECTRIC CAR CHARGING POINT
- EN SUITES TO THREE OF THE BEDROOMS

Royal Road, Sutton Coldfield, B72 1SP

£635,000



Property Description

Presenting an immaculate, semi-detached property currently listed for sale. This residence boasts an exceptional design with an array of modern features and conveniences that are certain to impress. The property houses four spacious and elegantly designed bedrooms. The master bedroom offers the ultimate luxury with an en-suite bathroom, ensuring utmost privacy. The second and third bedrooms are spacious and also feature en-suite bathrooms. The heart of the home is undoubtedly the open-plan kitchen. It has been recently refurbished and features a kitchen island, modern appliances, and built-in pantry. The kitchen also offers ample dining space, making it perfect for family meals and entertaining guests. In addition to the bedrooms and kitchen, the property also features two exquisite reception rooms. These spaces are perfect for hosting gatherings or spending quiet evenings at home. One of the unique features of this property is that it has been recently renovated. It also boasts a beautiful garden with its own garden bar! Providing a peaceful outdoor space to enjoy. The property is ideally located with convenient access to public transport links, local amenities, and nearby schools. Despite this, the area is remarkably quiet, making it ideal for families seeking a tranquil living environment.

In conclusion, this property offers an exceptional living experience with its combination of luxury and convenience. Its modern design, coupled with its unique features and ideal location, make it a truly desirable home.

Call us now to ensure you don't miss out on this beautiful property!

PORCH Providing access to entrance hall.

ENTRANCE HALL Providing access to living room, dining room, open plan kitchen, utility and shower room with stairs leading off.

LIVING ROOM 15' 7" ma x 12' 5" (4.75m x 3.78m) Carpeted, double glazed bay window, radiator, gas fire, ceiling light and power points.

DINING ROOM 16' 2" x 10' 11" (4.93m x 3.33m) Carpeted, radiator, ceiling light and power points.

OPEN PLAN KITCHEN 24' 11" ma x 19' 7" (7.59m x 5.97m) Having Amtico flooring, kitchen island, five burner hob, cooker, microwave, fridge/freezer, wine cooler, dishwasher, range of wall and base units, two Velux windows, one double glazed window, bi-folding doors and ceiling spotlights.

UTILITY ROOM 5' 10" x 6' 5" (1.78m x 1.96m) Having double glazed window range of wall and base units, sink, ceiling light.

SHOWER ROOM 5' 2" x 5' 9" (1.57m x 1.75m) Having walk-in shower, low level wc, wash basin and ceiling light.

FIRST FLOOR LANDING Providing access to three bedrooms and family bathroom.

BEDROOM TWO 13' 5" x 12' 4" (4.09m x 3.76m) Carpeted, double glazed window, radiator, ceiling light, power points.

EN SUITE 4' 8" x 7' 8" (1.42m x 2.34m) Having bath with overhead shower, double glazed window, radiator, low level wc, wash basin and ceiling light.

BEDROOM THREE 15' 1" ma x 9' 2" (4.6m x 2.79m) Carpeted, double glazed window, radiator, ceiling light, power points.

EN SUITE SHOWER ROOM 8' 1" x 3' 5" (2.46m x 1.04m) Walk-in shower, low level wc, ceiling light.

BEDROOM FOUR 11' 11" x 10' 11" (3.63m x 3.33m) Carpeted, double glazed window, radiator, ceiling light, power points.

FAMILY BATHROOM 9' 5" x 5' 8" (2.87m x 1.73m) Having bath, overhead shower, double glazed window, low level wc, wash basin, heated towel rail and ceiling light.

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

MASTER BEDROOM 11' 9" x 14' 11" (3.58m x 4.55m) Carpeted, double glazed window, radiator, ceiling light and power points.

EN SUITE BATHROOM 4' 7" x 6' 3" (1.4m x 1.91m) Having bath, overhead shower, double glazed window, wash basin, low level wc, ceiling light.

Council Tax Band D - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 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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