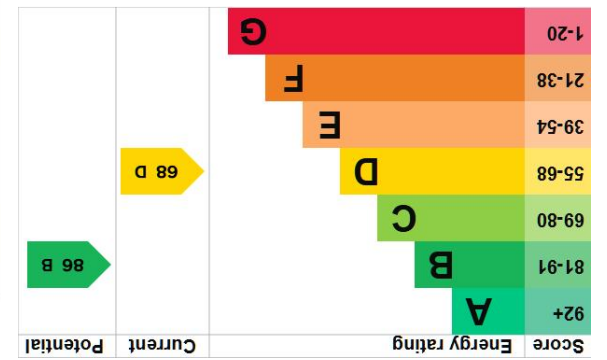


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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
- Beautifully Presented Throughout
- Formal Lounge
- Fitted Kitchen
- Conservatory
- 2 Great Sized Bedrooms



Gunstock Close, Streetly, Sutton Coldfield, B74 2DL

Offers In Region Of  
 £265,000





## Property Description

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 Mere Green, Sutton Coldfield town centres and beyond.

The home has parking to the side and is entered via an enclosed porch leading to a lovely formal lounge, a stylish fitted kitchen and conservatory, on the first floor there are 2 bedrooms and a luxury family bathroom, to complete the home there is an enclosed garden to the rear with a footpath leading to a further area which has been designed for outdoor entertaining.

Homes of this size and standard within this great location are extremely rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

### ENCLOSED PORCH

**LOUNGE** 14' 9" x 12' 7" (4.5m x 3.84m) A lovely formal lounge with a feature fireplace as the focal point, oak flooring, a staircase rising to the first floor, a bay window to the front, radiator and a door to the fitted kitchen.

**FITTED KITCHEN** 8' 2" x 12' 5" (2.49m x 3.78m) To include a stylish and comprehensive range of high gloss wall and base mounted units with complementing work surfaces over and under cupboard lighting and tiled splash backs, space for an oven and hob with extractor fan over, space and plumbing for white goods, sink and drainer unit, a window to the rear and a door to the conservatory.

**CONSERVATORY** 10' 5" x 8' 11" (3.18m x 2.72m) A lovely conservatory with double doors to the rear garden and radiator.

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

**BEDROOM ONE** 8' 3" x 10' 4" (2.51m x 3.15m) Having two windows to the rear, built in wardrobes with mirrored fronts and radiator.

**BEDROOM TWO** 7' x 12' 5" max (2.13m x 3.78m) A further great sized bedroom with over stairs storage, two front facing windows and radiator.

**FAMILY BATHROOM** A luxury family bathroom to include a white suite with fully tiled walls and flooring, a bath with shower over and shower screen, wash hand basin with vanity storage beneath, low level WC and heated towel rail.

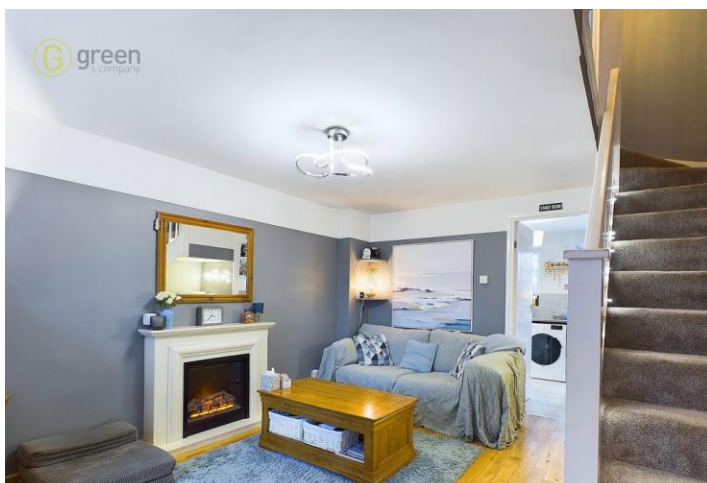
**OUTSIDE** To the rear of the home there is a neat and private garden which is mainly lawned with fenced boundaries, a further footpath leads to a concealed garden with decking that has been designed for outdoor entertaining and must be seen to be appreciated, gated access to the front and driveway.

Council Tax Band C Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

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

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



Broadband Type = Superfast Highest available download speed 168 Mbps. Highest available upload speed 23 Mbps.

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

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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