

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

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 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.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	64 D	
69-80	C		
81-91	B		
92+	A	82 B	

Boldmere | 0121 321 3991



- Highly Sought After Location
- Vastly Extended Family Home
- Large Lounge Diner
- Fitted Kitchen Diner
- Guest WC * Family Room/Office
- Master With En Suite Shower Room

Coles Lane, Sutton Coldfield, B72 1NS

£418,000



Property Description

Green and Company are delighted to offer to the market this superbly presented vastly extended 5 bedroom semi detached family home situated within a highly sought after area of Sutton Coldfield. 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 Sutton Coldfield Town Centre. Approached via a large driveway the home is entered through an enclosed porch with access to the hallway which in turn leads to a superb sized lounge & dining area, a kitchen diner, Guest WC, garden room and multi-purpose office/family room which also has access to the garage. On the first floor there are 4 large bedrooms the master has an en suite shower room, a further family bathroom and guest WC. On the top floor there is a further large bedroom and to complete the home there is a private garden ideal for the family buyer.

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

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY Having a staircase rising to the first floor, a useful deep walk in pantry, radiator and doors to:

FORMAL LOUNGE 18'5" x 9'11" (5.61m x 3.02m) A large formal lounge ideal for entertaining with sliding patio doors to the rear garden, radiator, coving, ceiling rose and opening in to the dining room which also has access from the main hallway.

DINING ROOM 13'7" to bay x 9'11" (4.14m x 3.02m) Having a deep walk in bay window to the front aspect and radiator.

FITTED KITCHEN DINER 14'9" x 7'7" (4.5m x 2.31m) plus 10'3" x 5' (3.12m x 1.52m) A superb open plan kitchen and dining area, the kitchen includes a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, built in double oven and gas hob, space for a dish washer and washing machine, sink and drainer unit, ample space for a large dining table and chairs, radiator, side passage with further space for white goods, a door to the family room/office/snug and a door to the guest WC and garden room.

GUEST WCA matching suite with low level WC, wash hand basin.

GARDEN ROOM 11'4" x 6'8" (3.45m x 2.03m) Having side access to the rear garden.

FAMILY ROOM/SNUG/OFFICE 15'11" x 7' (4.85m x 2.13m) A room offering a multitude of uses and currently used as a home office and snug with a radiator and a door to the garage.

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

BEDROOM ONE 17'6" x 9'11" max 6'6" min (5.33m x 3.02m max 1.9m min) A superb master suite with a rear dressing area and en suite with a fully equipped wet room with walk in shower, suspended wash hand basin with vanity storage beneath, 2 windows to the rear and radiator.

BEDROOM TWO 12'10" max to bay x 9' (3.91m x 2.74m) A further large bedroom with a deep walk in bay to the front and radiator.

BEDROOM THREE 15'2" x 7'9" (4.62m x 2.36m) A large double bedroom with a window to the rear and radiator.

BEDROOM FOUR 13'5" max x 7'1" max (4.09m x 2.16m) Having a window to the rear and radiator.

FAMILY BATHROOM To include a matching suite with a corner bath with shower over, wash hand basin, low level WC, bidet and radiator, there is a further guest WC and wash hand basin off the main landing.

BEDROOM FIVE 11'6" to eaves x 16' to eaves (3.51m x 4.88m) A superb conversion with eaves storage and built in wardrobes, radiator and 2 Velux windows to the rear.

GARAGE 11'8" x 7'5" (3.56m x 2.26m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the home there is a great sized private garden with a patio area for entertaining, mainly laid to lawn with mature fruit trees and shrubs to the boundaries offering a picturesque setting ideal for the family buyer.

Council Tax Band D - Birmingham City Council

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 for O2 and Vodafone.

Broadband coverage:-
Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 70 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 - 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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