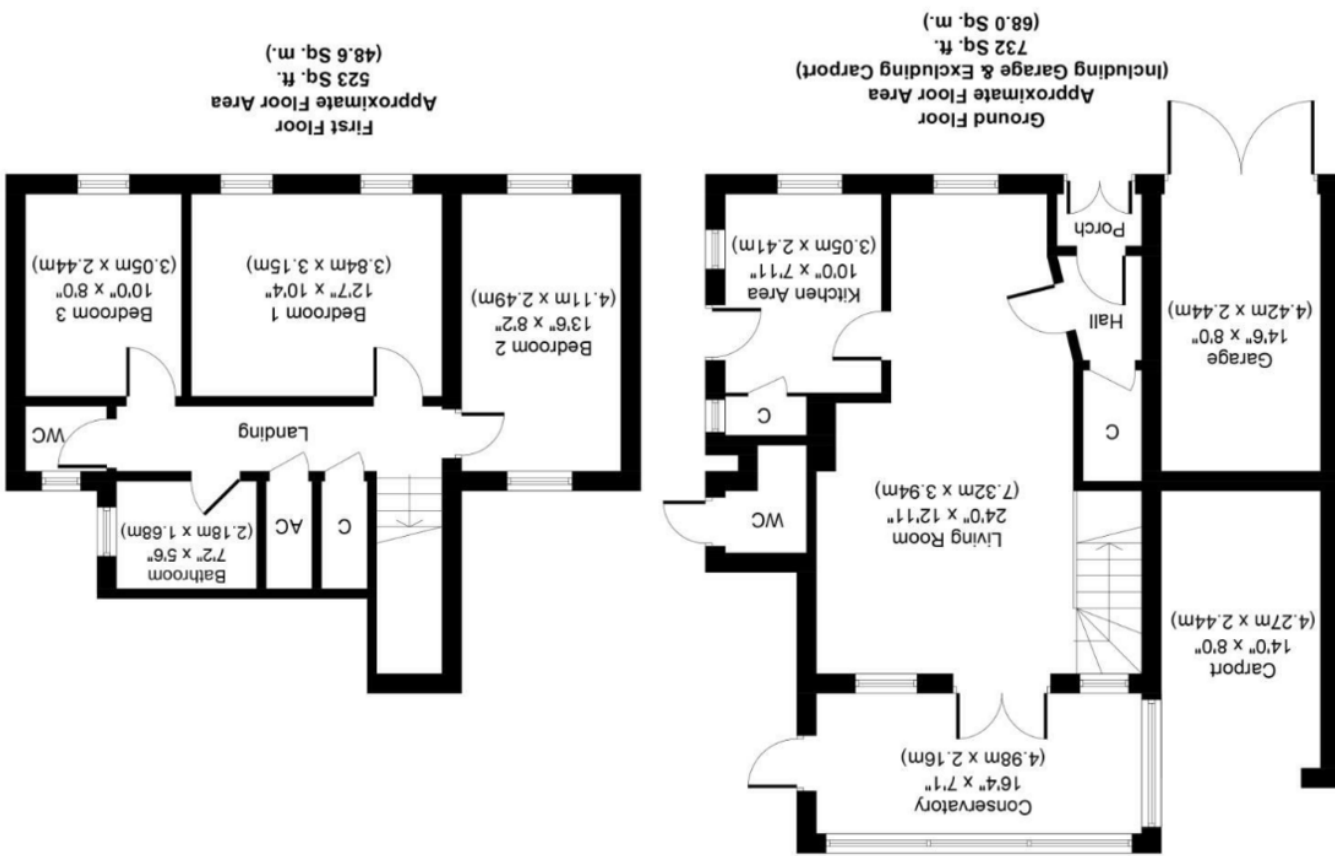


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- THREE BEDROOM DETACHED HOME
- DRIVEWAY PROVIDING OFF ROAD PARKING
- SPACIOUS GARDEN
- HIGHLY SOUGHT AFTER LOCATION

East View Road, Sutton Coldfield, B72 1JA

Offers Over £525,000



Property Description

Presenting a delightful detached property, currently listed for sale. This house is neutrally decorated, providing a calming and welcoming atmosphere that is ready for your personal touch. The property is strategically designed with a single reception room, creating an ideal space for family gatherings and relaxation. The property boasts a kitchen, offering ample space for all your culinary needs. With three generously proportioned bedrooms, this property offers plenty of personal space for each family member, ensuring a comfortable living arrangement. The house also includes a single, well-appointed bathroom, offering convenience and functionality. One of the distinctive features of this property is the availability of parking space, providing secure off-street parking for your vehicle. Additionally, the property comes with a single garage, adding to the available storage and parking options. The exterior of the house is complemented by a beautifully landscaped garden, providing a peaceful retreat and a perfect spot for outdoor activities. The location of the property is another of its appealing features. It is within close proximity to public transport links, making daily commuting a breeze. Families will appreciate the nearby schools, ensuring easy access to education. The property is also conveniently close to local amenities, providing easy access to essential services and recreational facilities.

This property is ideally suited for families, offering a blend of comfort, convenience, and functionality. Whether you are looking for a spacious living environment or a property located within a vibrant community, this detached house is a perfect choice. Experience the perfect blend of tranquillity and convenience with this unique property.

Give us a call now to book your viewing!

ENTRANCE HALL Providing access to living areas.

LIVING ROOM 24' x 12' 11" (7.32m x 3.94m) Having window to front, radiator, ceiling light and power points.

KITCHEN 10' x 7' 11" (3.05m x 2.41m) Having window to front, base units, ceiling light and power points.

CONSERVATORY 7' 1" x 16' 4" (2.16m x 4.98m)

LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 12' 7" x 10' 4" (3.84m x 3.15m) Having window to front, radiator, ceiling light and power points.

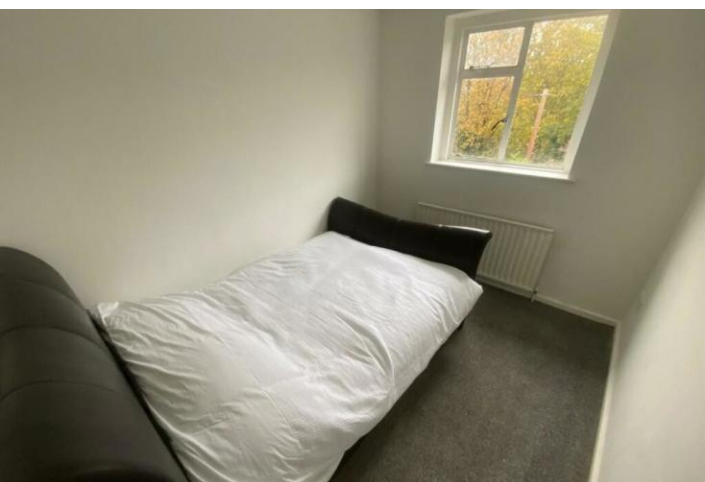
BEDROOM TWO 13' 6" x 8' 2" (4.11m x 2.49m) Having window to front and rear, radiator, ceiling light and power points.

BEDROOM THREE 10' x 8' (3.05m x 2.44m) Having window to front, radiator, ceiling light and power points.

BATHROOM 7' 2" x 5' 6" (2.18m x 1.68m) Having bath, walk in shower, low level wc, wash basin and ceiling light.

GARAGE 14' 6" x 8' (4.42m x 2.44m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - Birmingham



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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 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 a PDF format

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

