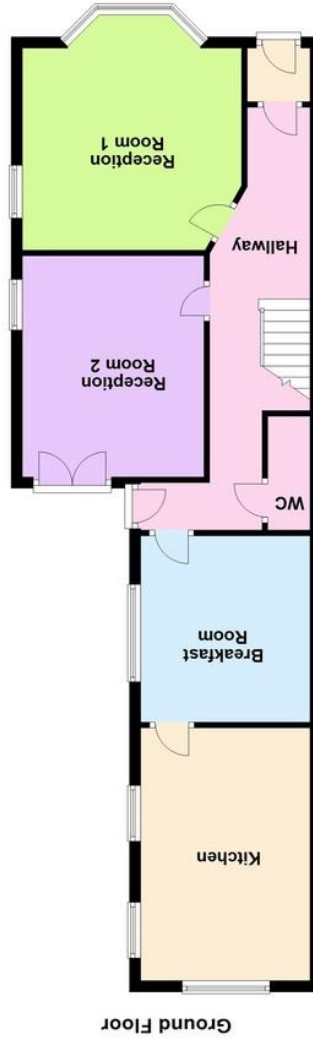
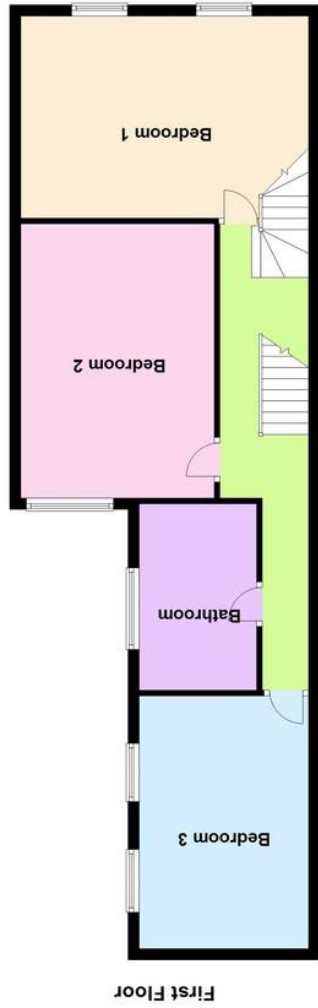


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- SPACIOUS GARDEN
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- WALKING DISTANCE TO CHESTER ROAD TRAIN STATION

Florence Road, Wylde Green, Sutton Coldfield, B73 5NJ

Offers Over £500,000



Property Description

SPACIOUS CHARACTER PROPERTY IN SOUGHT AFTER LOCATION - This wonderful period style semi detached house occupying this sought after location being within walking distance of the shops, bars and restaurants in the centre of Wylde Green with public transport on hand including both Chester Road and Wylde Green railway station being just a short distance away.

The spacious and well presented accommodation which retains many character features and briefly comprises: Vestibule entrance, welcoming reception hall, three reception rooms, extended kitchen, three first floor bedrooms, Luxury shower room, bedroom four on second floor. Outside the property occupies a corner position and is set behind a low maintenance shingled fore garden and pathway with wrought iron railings to perimeter and outside light; to the rear is a good sized secluded rear garden with a gated driveway. **INTERNAL VIEWING OF THIS LOVELY PERIOD HOME IS RECOMMENDED.**

VESTIBULE ENTRANCE

RECEPTION HALL Providing access to living areas with stairs leading off.

RECEPTION ROOM ONE 14' 6" into bay x 12' 11" max (4.42m x 3.94m) Having double glazed bay window, radiator, ceiling light and power points.

RECEPTION ROOM TWO 13' 0" x 11' 4" (3.96m x 3.45m) Having double glazed French doors, radiator, ceiling light and power points.

DINING ROOM 11' x 10' 2" (3.35m x 3.1m) Having double glazed window, radiator, ceiling light and power points.

KITCHEN 14' 11" x 10' (4.55m x 3.05m) Having two glazed windows to side, glazed window to rear, a range of farmhouse wall and base units with roll top work surface incorporating inset Belfast sink and tiled splashback surround, ceiling lights and power points.

LANDING Being approached by spindled staircase with spindled staircase leading to second floor, doors to:

BEDROOM ONE 17' 2" x 11' 11" (5.23m x 3.63m) Having feature chimney breast with cast iron fireplace, radiator, two glazed windows to front.

BEDROOM TWO 13' 1" x 11' 3" (3.99m x 3.43m) Having double glazed windows, radiator, ceiling light and power points.

BEDROOM THREE 14' 5" x 10' 1" (4.39m x 3.07m) Having two double glazed windows, radiator, ceiling light and power points.

SHOWER ROOM Luxury shower room with double glazed window, walk in shower, low level wc, wash basin and ceiling light.

LANDING Being approached by staircase with balustrade and door to:

BEDROOM FOUR 14' 6" max x 9' 7" max (4.42m x 2.92m) Having three Velux windows to rear, useful built in eaves storage cupboard.

OUTSIDE There is a good sized garden with a feature bar, at the rear of the garden there is space for off road parking.

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 and O2, limited for Vodafone and data likely available for EE, limited for Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 64 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 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