



## Property Description

OPEN ASPECT VIEWS TO THE FRONT - This well presented three bedroom traditional semi detached home situated within a highly sought after area of Sutton Coldfield. Being ideally positioned for many well reputed schools for 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. Occupying a great position with open countryside to the front, there is a driveway an enclosed porch leading to the hallway, a lovely lounge with a separate dining room, fitted kitchen with the utility off a ground floor bathroom. On the first floor there are three good bedrooms and a shower room. Outside to the front the property is set back behind a driveway and to the rear is a good sized enclosed rear garden with a garden office.

Outside to the front the property is set back behind a driveway providing ample off road parking, pathway with gated access to rear.

ENCLOSED PORCH Being approached by a double glazed entrance door with matching side screens.

RECEPTION HALLWAY Being approached by a glazed reception door, radiator, stairs off to first floor accommodation, laminate flooring leading through to lounge.

LOUNGE 12' 2" x 15' 4" (3.71m x 4.67m) Having fire place with surround and hearth fitted with gas fire, meter cupboards, radiator, laminate flooring, double glazed window to front.

DINING ROOM 8' 9" x 12' 5" (2.67m x 3.78m) Having tiled floor, space for dining table and chairs, door leading through to ground floor bathroom and opening through to kitchen area, radiator.

KITCHEN AREA 5' 8" x 16' 4" (1.73m x 4.98m) Having a matching range of wall and base units with solid wood work top surfaces over, incorporating double porcelain sink unit with mixer tap, fitted gas hob with extractor hood above, integrated dish washer, integrated fridge/freezer, integrated oven, double glazed window to rear, double glazed door with matching side screens giving access to rear garden and opening through to utility area. Utility area having space and plumbing for washing machine and further appliance and wall mounted gas central heating boiler, double glazed window to side.

GROUND FLOOR BATHROOM 6' 9" x 5' 8" (2.06m x 1.73m) Having a white suite, comprising panelled bath, wash hand basin with chrome mixer tap, low flush WC, part complementary tiling to walls, tiled floor, wall mounted ladder towel rail and opaque double glazed window to side elevation.

LANDING Approached via stair case passing double glazed window to side with doors off to bedrooms and bathroom.

BEDROOM ONE 12' 2" x 11' 10" (3.71m x 3.61m) Having double glazed window to front, radiator.

BEDROOM TWO 8' 11" x 11' 11" (2.72m x 3.63m) Having double glazed window with views over rear garden, radiator.

BEDROOM THREE 8' 10" x 6' 6" (2.69m x 1.98m) Having built in wardrobe, radiator, double glazed window with open aspect views to the front.

FAMILY SHOWER ROOM 5' 9" x 6' 6" (1.75m x 1.98m) Having a white suite comprising a pedestal wash hand basin with chrome mixer tap, low flush WC, fully tiled enclosed shower cubicle with mains fed shower over, radiator, chrome ladder heated towel rail and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a good sized mature enclosed garden with full width paved patio, mature lawn, variety of shrubs and trees, fencing to perimeter.

HOME OFFICE/MAN CAVE 8' 2" x 4' 5" (2.49m x 1.35m) Having light and power, window to side.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice and data limited availability for EE, Three, O2 & 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 80 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 323 3323