

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.

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Walmley | 0121 313 1991



- A BEAUTIFULLY PRESENTED EXTENDED THREE BEDROOM PERIOD FAMILY HOME
- TWO RECEPTION ROOMS
- IMPRESSIVE OPEN PLAN FITTED KITCHEN/DINER
- THREE GOOD SIZED BEDROOMS
- WELL APPOINTED FAMILY BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN WITH SUPERB GARDEN BAR

76 Reddicap Hill, Sutton Coldfield, B75 7BG

£375,000



Property Description

Outside to the front the property is set well back from the road behind a block paved driveway providing off road parking, with steps and pathway leading through to enclosed porch.

ENCLOSED PORCH Having a double glazed entrance door with matching side screen with feature tiled floor, wall light points, and double glazed composite reception door leading through to reception hallway.

RECEPTION HALLWAY Having feature tiled floor, vintage style radiator, spindle staircase off to first floor accommodation, and doors leading off to two reception rooms and guest cloakroom.

FRONT RECEPTION ROOM 14' 3" x 11' 8" (4.34m x 3.56m) Having double glazed bay window to front, fireplace with surround and hearth, vintage style radiator.

GUEST CLOAKROOM Having a white suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap, feature tiled floor, brick effect tiled splash back surrounds, opaque double glazed window to side and ladder heated towel rail.

REAR RECEPTION ROOM 14' 3" x 11' 2" (4.34m x 3.4m) Having feature high ceilings, ornate coving to ceiling, picture rail and ornate vintage style radiator, double glazed French doors giving access out to rear garden and glazed door leading through to extended kitchen/breakfast room.

EXTENDED KITCHEN/BREAKFAST ROOM Kitchen Area 10' 1" x 9' 3" (3.07m x 2.82m) Dining Area 9' 9" x 9' 0" (2.97m x 2.74m) Having being comprehensively refitted with a matching range of wall and base units with work top surfaces over, incorporating one and a half bowl sink unit with brass mixer tap and complementary brick tiled effect splash back surround, with extractor hood above, built in grill and oven beneath, integrated dish washer, space for fridge/freezer, space for dining table and chairs, down lighting, two sky lights, radiator, double glazed door giving access out to rear garden, double glazed window to side, door through to lobby.

INNER LOBBY With double glazed window to side, useful built in storage cupboard and door through to utility area.

UTILITY AREA Having space and plumbing for washing machine and further appliance.

FIRST FLOOR LANDING Being approached via a spindle staircase passing opaque glazed window to side, ornate fitted picture rail, access to loft via a pull down ladder and doors leading off to bedrooms and bathroom.

BEDROOM ONE 14' 3" x 11' 7" (4.34m x 3.53m) Having fitted picture rail, feature vintage style radiator, double glazed window to front with fitted window shutters.

BEDROOM TWO 11' 1" x 11' 0" (3.38m x 3.35m) Having fitted picture rail, radiator, double glazed window to rear elevation.

BEDROOM THREE 10' 2" x 9' 4" (3.1m x 2.84m) Having double glazed window over looking rear garden and radiator.

WELL APPOINTED FAMILY BATHROOM Being reappointed with a white suite, comprising double ended bath with mixer tap fitted shower screen, low flush WC, stylish vanity wash hand basin with mixer tap and drawer beneath, full complementary tiling to walls and floors, chrome ladder heated towel rail, down lighting, extractor and opaque double glazed window to front elevation.

GARDEN BAR 15' 7" x 11' 8" (4.75m x 3.56m) With bar, wood flooring, glazed double doors, light and power .

OUTSIDE To the rear there is a good sized well maintained enclosed garden with full width paved patio, leading to neat lawn with shrub borders having a variety of shrubs and trees, timber framed garden cabin/ garden bar and gated access to front.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely availability for Three, O2 & Vodafone limited availability for EE and data likely availability for Three & Vodafone limited availability for EE & O2
Broadband coverage -
Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 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

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