





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Occupying a highly sought after location and 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 Mere Green and Sutton Coldfield town centres. Approached via a driveway the home is entered through an enclosed porch leading to a hallway with guest WC, a spacious lounge to the front and separate dining room to the rear, an extended fitted kitchen leads to a utility room, on the first floor there are three generous bedrooms and a family bathroom with separate WC and to complete the home there is an enclosed rear garden and a garage.

This home is being sold with the benefit of having no upward chain.

Homes of this size and standard are extremely 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, wood effect flooring, radiator and doors to:

GUEST WC Refitted to include a white suite with a wash hand basin with vanity storage beneath, half panelled walls and low level WC.

LOUNGE 11' 3" x 11' 11" (3.43m x 3.63m) A spacious lounge with a feature fireplace as the focal point, a deep walk in bay to the front aspect, two radiators and coving.

DINING ROOM 11' 4" x 10' 1" (3.45m x 3.07m) A further lovely sized reception room with patio doors to the rear, radiator and wood effect flooring.

FITTED KITCHEN 8' 4" x 16' 6" (2.54m x 5.03m) To include a stylish and comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, a Range style cooker, sink and drainer unit, rear facing window, a door to the garage and a door to the utility room.

UTILITY ROOM 8' 6" x 7' 6" (2.59m x 2.29m) Having plumbing and space for white goods, window to the rear and side and a door to the side.

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

BEDROOM ONE 11' 3" x 10' 4" (3.43m x 3.15m) A bay window to the front and radiator

BEDROOM TWO 11' 4" x 11' 4" (3.45m x 3.45m) Window to the rear and radiator.

BEDROOM THREE 8' 1" x 6' 11" (2.46m x 2.11m) Having a window to the front and radiator.

FAMILY BATHROOM To include a white suite with a panelled bath with shower over and shower screen, wash hand basin, airing cupboard and radiator, a further WC is situated off the main landing.

GARAGE 19' 5" x 7' 2" (5.92m x 2.18m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

To the rear of the home there is a private garden with a patio for entertaining, mainly lawned with mature trees and shrubs to the boundaries offering maximum privacy and being ideal for the family buyer.



Council Tax Band B - Birmingham City Council

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

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

### Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 49 Mbps. Highest available upload speed 9 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

