

Boldmere | 0121 321 3991



Kempson Avenue, Wylde Green, Sutton Coldfield,  
B72 1HJ

£660,000

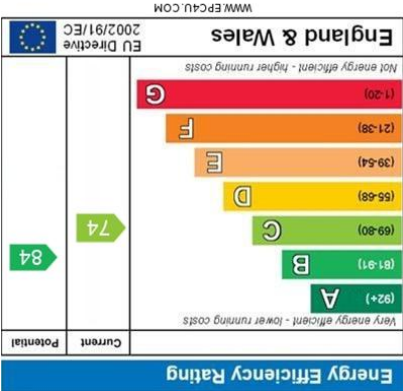
- FOUR BEDROOM EXECUTIVE DETACHED HOME
- PRIME LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- BEAUTIFUL GARDEN



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.



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

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## Property Description

We are delighted to present this impressive detached property for sale. In immaculate condition, this property boasts a generous offering of living spaces, including four bedrooms, family bathroom and en suite to master bedroom, living room, utility, and a well-appointed open plan kitchen/diner. The house is an epitome of elegance, designed to provide a comfortable and practical living environment. The spacious reception room promise plenty of room for entertaining and relaxation. The property's kitchen is a testament to functionality without compromising on style. Furthermore, the four bedrooms ensure ample accommodation for a growing family or for those requiring additional space. The bathroom offers a sense of luxury and convenience, further enhancing the property's appeal. The property also features unique characteristics such as a large driveway, a garage, and a well-maintained garden, enhancing its charm and functionality. Situated in a desirable location, the property benefits from excellent public transport links, making commuting effortless. Equally noteworthy is the property's proximity to quality schools, making it an ideal choice for families. Local amenities are within a stone's throw, adding to the convenience.

This property stands as a perfect blend of style, space, and location, catering perfectly to the needs of families. With its unique features and excellent location, this immaculate, detached property is a fantastic opportunity not to be missed.

**PORCH** Providing access to the entrance hall.

**ENTRANCE HALL** Providing access to downstairs living areas and stairs leading off.

**LIVING ROOM** 22' 3" x 11' 6" (6.78m x 3.51m) Carpeted, double glazed French doors to rear garden, radiator, ceiling light and power points.

**OPEN PLAN KITCHEN DINER** 15' 8" x 20' 2" (4.78m x 6.15m) A range of wall and base units, cooker, microwave, fridge/freezer, dishwasher, gas hob, extractor fan, double glazed window to rear, double glazed French doors to rear garden, radiator, ceiling light and power points.

**UTILITY ROOM** 7' 3" x 8' 2" (2.21m x 2.49m) Having double glazed window to front, base units, ceiling light and power points.

**DOWNSTAIRS WC** 7' 2" x 2' 7" (2.18m x 0.79m) Having low level wc, wash basin and ceiling light.

**FIRST FLOOR LANDING** Providing access to all four bedrooms and family bathroom.

**BEDROOM ONE** 15' 1" x 11' 4" (4.6m x 3.45m) Carpeted, double glazed window to front, fitted wardrobes, radiator, ceiling light and power points.

**EN SUITE** 7' 5" x 11' 4" (2.26m x 3.45m) Tiled throughout, double glazed window to rear, bath, walk-in shower, low level wc, wash basin, heated towel rail and ceiling light.

**BEDROOM TWO** 10' 10" x 10' 9" (3.3m x 3.28m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

**BEDROOM THREE** 11' 9" x 10' 9" (3.58m x 3.28m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

**BEDROOM FOUR** 7' 3" x 8' 4" (2.21m x 2.54m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

**FAMILY BATHROOM** 8' 7" x 8' 10" (2.62m x 2.69m) Tiled throughout, bath, walk-in shower, low level wc, wash basin, radiator and ceiling light.

**GARAGE** Having power and lighting.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F - Birmingham

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 Vodafone.

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 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.

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**WANT TO SELL YOUR OWN PROPERTY?**  
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