



## Property Description

OFFERED WITH NO UPWARD CHAIN. This modern style three bedrooomed detached family home, built to the Bryant Bromley design and specification, occupies this popular residential location, close to amenities and local schools and shops with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises, entrance porch, reception hallway, guest cloakroom, family lounge, separate dining room, fitted kitchen, galleried landing, three bedrooms, master with an en-suite, family bathroom. Outside to the front, the property is set back from the road and to the rear is a detached garage and a driveway and a well maintained, private, enclosed garden. Early internal viewing of this property is recommended which is available with no upward chain.

Outside to the front the property occupies a pleasant position on the Close set back behind a neat lawned fore garden with hedgerow to perimeter, pathway with gated access to rear.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Being approached by a leaded opaque double glazed reception door with laminate flooring, turning staircase off to first floor accommodation, useful under stairs storage cupboard, radiator and doors leading off to lounge, kitchen and guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising wash hand basin with mixer tap, low flush WC, full complementary tiling to walls, chrome ladder heated towel rail, extractor.

LOUNGE 12' 11" x 12' 04" (3.94m x 3.76m) Focal point to lounge is a feature fire place with surround and hearth, double glazed bay window to front, laminate flooring, coving to ceiling, radiator and glazed inter-communicating doors leading through to dining room.

DINING ROOM 9' 08" x 7' 09" (2.95m x 2.36m) Laminate flooring, space for dining table and chairs, radiator, double glazed window to rear and door through to kitchen.

KITCHEN 13' 10" x 6' 09" (4.22m x 2.06m) Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, tiled splash back surrounds, fitted gas hob with oven beneath and extractor set in canopy above, space and plumbing for washing machine, space for further appliance, radiator, double glazed window to rear and double glazed door giving access out to rear garden.

LANDING Approached by a spindle turning stair case from reception hallway, passing double glazed window to side, having airing cupboard housing hot water cylinder, radiator and doors off to bedrooms and bathroom.

MASTER BEDROOM 10' 04" x 10' 03" (3.15m x 3.12m) Having built in double wardrobes, radiator, double glazed window to front and door leading through to en suite shower room.

EN SUITE SHOWER ROOM Being well appointed with a white suite comprising wash hand basin on pedestal with chrome mixer tap, low flush WC, full complementary tiling to walls with walk in shower cubicle with mains fed shower over, down lighting, extractor, chrome ladder heated towel rail and opaque double glazed window to front elevation.

BEDROOM TWO 10' 01" x 7' 07" (3.07m x 2.31m) Double glazed window to rear garden, radiator and built in wardrobe.

BEDROOM THREE 8' 06" x 6' 09" (2.59m x 2.06m) Having double glazed window to rear elevation, radiator.

FAMILY BATHROOM Being reappointed with a white suite comprising vanity wash hand basin, with chrome mixer tap with drawers beneath, panelled bath with electric shower over and fitted shower screen, low flush WC, extractor, vertical heated towel rail and opaque double glazed window to rear elevation.

DETACHED GARAGE 17' 09" x 9' 01" (5.41m x 2.77m) Having up and over door to front, light and power and pedestrian access door to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE Good sized well maintained rear garden with pathway and paved patio area, neat lawn with raised decked borders, gated access to front, fencing to perimeter, pedestrian access door to garage.

Council Tax Band e Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice and data likely availability for Three limited availability for EE, 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 1000 Mbps.

Networks in your area:- Openreach, Virgin Media & City Fibre

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.

