



## Property Description

What a fabulous spacious three bedroom semi detached home situated at the top end of Cooks Lane in a unique setting as the only two homes at this end. The home offers amazing potential and you can see the kerb appeal as soon as you pull onto the block paved driveway, this home has been well looked after and offers fantastic family living. Benefiting from porchway, hallway leading to dining, lounge, extended kitchen, generous conservatory. Offering downstairs wc, cloaks cupboard and access to garage, first floor offers three bedrooms, two with fitted wardrobes, family bathroom and expansive rear garden. Located on the edge of Chester Road with amenities and transport links. Call Green and Company to arrange your viewing.

Block paved generous driveway leading into porch and has entrance to garage and side access:-

HALL With laminate flooring, radiator, window to front, doors to lounge, dining room, kitchen, under stairs storage.

DINING ROOM 10' 10" x 13' 2" (3.3m x 4.01m) Situated to front of home with bay window, blinds, laminate flooring, radiator.

LOUNGE 10' 11" x 12' 10" (3.33m x 3.91m) With decorative feature fireplace, radiator, French door style doors into conservatory.

KITCHEN 6' 8" x 13' 8" (2.03m x 4.17m) Dining area 7' 9" x 7' 5" With breakfast dining area leading into extended kitchen with selection of wall and base units, laminate tiled effect flooring, four way spotlight, SMEG range style oven and hob, dishwasher, window to rear, door to rear, bi-fold door into downstairs wc.

WC Has vinyl flooring, sink and worktop, window to rear with mosaic tiled shelf.

CONSERVATORY 13' 1" x 10' 5" (3.99m x 3.18m) Open from dining area of kitchen with laminate flooring, blinds, French doors, blue glass roof.

LANDING With window to side and loft access.

BEDROOM ONE 8' 9" x 13' 4" (2.67m x 4.06m) Having bay window to front, blinds, sliding door fitted wardrobe, radiator.

BEDROOM TWO 8' 1" x 13' 3" (2.46m x 4.04m) Having bay window to rear, blinds, sliding door fitted wardrobe, radiator.

BEDROOM THREE 6' 9" x 7' 5" (2.06m x 2.26m) Having window to front, blinds, laminate flooring, radiator.

BATHROOM 7' 11" x 7' 6" (2.41m x 2.29m) With quadrant cubicle, mixed rain shower, vanity sink, two windows to rear, blinds, porcelain wall and floor tiling, spotlight, radiator and bath.

GARAGE 7' 0" x 15' 8" (2.13m x 4.78m) Having double and single door access, lighting and electric.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Wonderful space with paved natural stone patio, lawn, concrete shed, fenced boundaries.

Council Tax Band C - Solihull

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- 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 241 1100