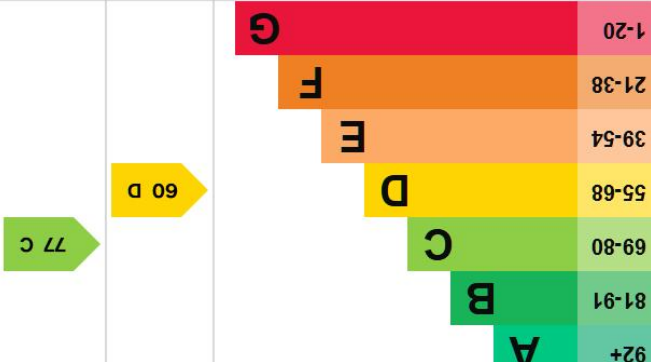


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Four Oaks | 0121 323 3323

Please sign and date to confirm that you are satisfied that the content of the sales details
accurately reflect your property. Failure to return these details signed may result in Green and
Company having to withdraw your home from the market in order to ensure that we comply with
the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from
Misleading Regulations 2008 A.cts.

SignedDate



- No Upward Chain
- 2 Formal Reception Rooms
- Extended Kitchen
- Large Rear Garden
- Guest WC



61 Whitehouse Common Road, Sutton Coldfield, B75 6HA | Asking Price Of £295,000



Property Description

DRAFT DETAILS A WAITING 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 large driveway to the front the home is entered through an enclosed porch leading to a hallway, two formal reception rooms, extended kitchen leading out to a covered side passage with WC, on the first floor there are three bedrooms and a shower room, to complete the home there is a beautiful large private garden ideal for the family buyer.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENTRANCE PORCH

HALLWAY Having a staircase rising to the first floor, radiator, tiled floor and doors to:

DINING ROOM 11' 11" x 12' 9" (3.63m x 3.89m) Having a bay window to the front, radiator, coving and doors through to:

LOUNGE 10' 11" x 14' 7" (3.33m x 4.44m) A feature fireplace as the focal point, useful storage cupboard, radiator, window to the rear and radiator, door to:

FITTED KITCHEN 10' 11" x 14' 7" (3.33m x 4.44m) To include a matching range of base mounted units with complementing work surfaces over, built in double oven and gas hob, sink and drainer unit, rear facing window, ample space for a dining table and chairs for casual dining, window to side, radiator and door to covered side.

COVERED SIDE 27' 5" x 5' 8" (8.36m x 1.73m) Access to front and rear and a gardeners WC.

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

BEDROOM ONE 11' 10" x 9' 6" (3.61m x 2.9m) A large master bedroom with a range of fitted wardrobes and drawer units, front facing window and radiator.

BEDROOM TWO 11' x 10' 2" (3.35m x 3.1m) Having a window to the rear, radiator and fitted wardrobe.

BEDROOM THREE 8' 9" x 7' 7" (2.67m x 2.31m) Having a window to the front and radiator.

SHOWER ROOM To include a matching suite with corner shower cubicle, wash hand basin and low level WC, rear facing window.

OUTSIDE To the rear of the home there is a large garden with a patio area for entertaining, mainly lawned with mature shrubs and fenced boundaries with a shed to the rear and being ideal for the family buyer.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, O2, limited for Three, Vodafone and data likely available for EE, limited for Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 17Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

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