





## Property Description

Green & Company are delighted to bring to market this beautifully presented four bedroom detached family home. The property is located close to amenities including the shops, bars and restaurants within Boldmere, with public transport on hand including Wylde Green train station and excellent schools in the vicinity including both St Nicholas Catholic School and Boldmere Infant and Junior School (school catchments should be checked) with Sutton Park a 2400 acres nature reserve a short distance away.

In brief the accommodation comprises entrance hallway, two reception rooms, large kitchen, downstairs shower room, and on the first floor are four well proportioned bedrooms and family bathroom.

Viewing is considered essential to appreciate the size and standard of accommodation on offer.

**PORCH** Providing access to :-

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

**LIVING ROOM** 13' 4" x 10' 1" (4.06m x 3.07m) Carpeted and having double glazed bay window to front, radiator, ceiling light and power points.

**DINING ROOM** 11' 0" x 11' 4" (3.35m x 3.45m) Carpeted and having double glazed windows to rear, double glazed French door to rear, radiator, ceiling light and power points.

**KITCHEN** 7' 9" x 19' 9" (2.36m x 6.02m) Having a range of wall and base units, double glazed window to side and rear, double glazed French door to rear garden, radiator, ceiling light and power points.

**SHOWER ROOM** Having walk in shower, low level wc, wash basin and ceiling light.

**GARAGE** 8' 10" x 15' 2" (2.69m x 4.62m) Having power and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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

**BEDROOM ONE** 12' 5" x 10' 1" (3.78m x 3.07m) Carpeted and having double glazed bay window to front, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM TWO** 8' 10" x 15' 1" (2.69m x 4.6m) Carpeted and having double glazed window to front and rear, radiator, ceiling light and power points.

**BEDROOM THREE** 10' 11" x 11' 3" (3.33m x 3.43m) Carpeted and having double glazed window to rear, radiator, ceiling light and power points.

**BEDROOM FOUR** 8' 1" x 7' 10" (2.46m x 2.39m) Having double glazed window to rear, radiator, ceiling light and power points.

**BATHROOM** Tiled throughout and having double glazed window to front, bath with over head shower, low level wc, wash basin and ceiling light.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage for:

EE, O2, Vodafone- good in home and outdoor  
Three - variable in home, good outdoor



Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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 321 3991