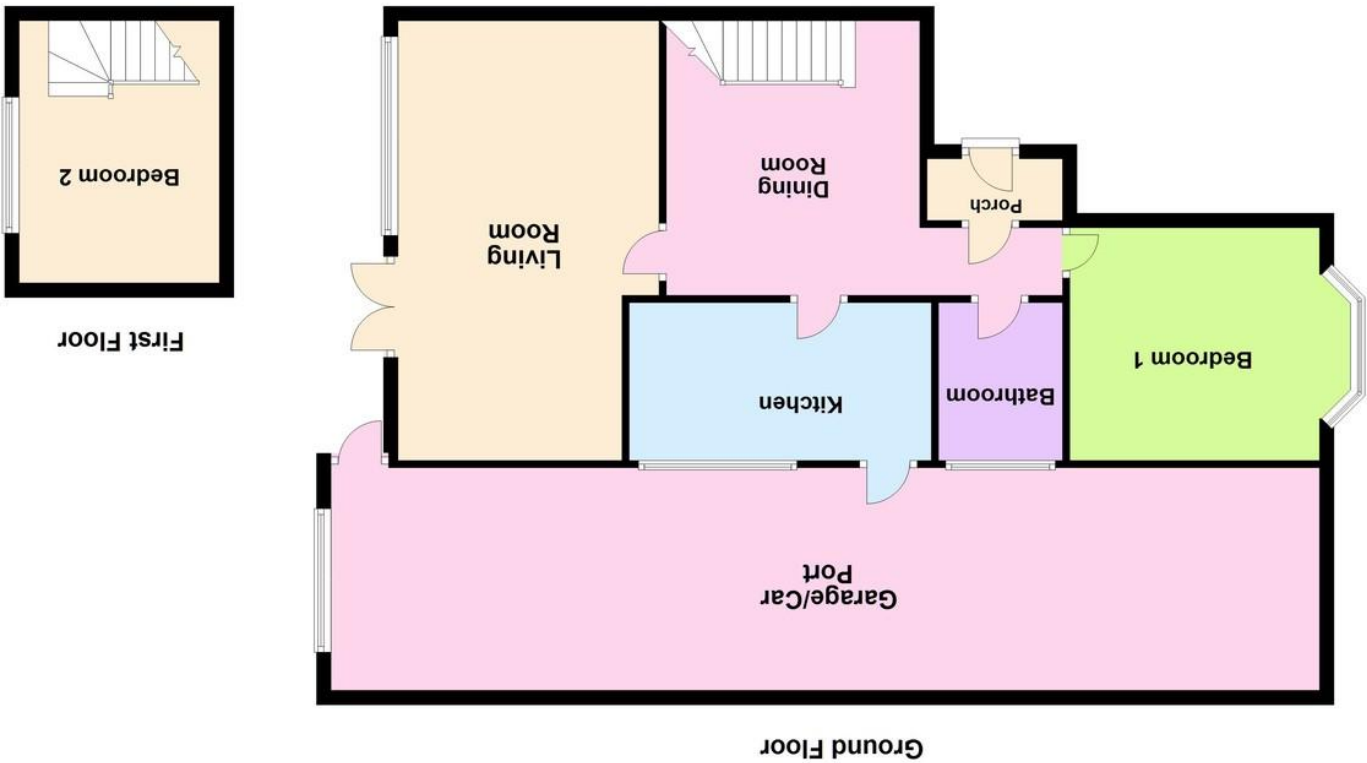


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Four Oaks | 0121 323 3323



- TWO BEDROOM SEMI DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY PROVIDING OFF ROAD PARKING



Whitehouse Crescent, Sutton Coldfield, B75 6ER

£325,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

I am delighted to present this semi-detached bungalow for sale. This property is neutrally decorated throughout, providing a perfect canvas for any potential buyer to add their personal touch. With two bedrooms, this property is suitable for small families or couples looking for a homely and comfortable living space. The property boasts two welcoming reception rooms, offering ample space for both relaxation and entertainment. The well-sized kitchen provides a great space for home cooking and culinary exploration. The property also features a functional bathroom, serving the two bedrooms adequately. The whole property exudes a sense of comfort and functionality, a testament to its well-thought-out design and layout. In terms of location, this property stands out with its excellent connectivity. It is close to public transport links, ensuring easy and hassle-free commutes. Additionally, it is situated near local amenities, offering convenience for everyday needs.

In conclusion, this semi-detached bungalow is a fantastic opportunity for those seeking a neutrally decorated property ready for their stamp, offering functional living spaces and the convenience of a great location. Whether you are a first-time buyer or looking to invest, this property is definitely worth considering.

### PORCH

**DINING ROOM** 11' 7" x 12' 7" (3.53m x 3.84m) Having double glazed window to front, radiator, ceiling light and power points.

**LIVING ROOM** 21' 1 max" x 11' 11" (6.43m x 3.63m) Having double glazed window to rear, double glazed French doors to garden, radiator, ceiling light and power points.

**KITCHEN** 13' 8" x 8' 2" (4.17m x 2.49m) Having a range of wall and base units, double glazed window, French door to garage/car port, ceiling lights and power points.

**BEDROOM ONE** 10' 7" x 11' 5" (3.23m x 3.48m) Having double glazed bay window to front, radiator, ceiling light and power points.

**BATHROOM** 6' 5" x 5' 6" (1.96m x 1.68m) Having bath with overhead shower, low level w.c., wash basin, double glazed window to side and ceiling light.

**LANDING** Providing access to first floor bedroom.

**BEDROOM TWO** 9' 1" x 11' 7" (2.77m x 3.53m) Having double glazed window to rear, radiator, ceiling light and power points.

Council Tax Band D - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 20 Mbps. Highest available upload speed 2 Mbps.

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