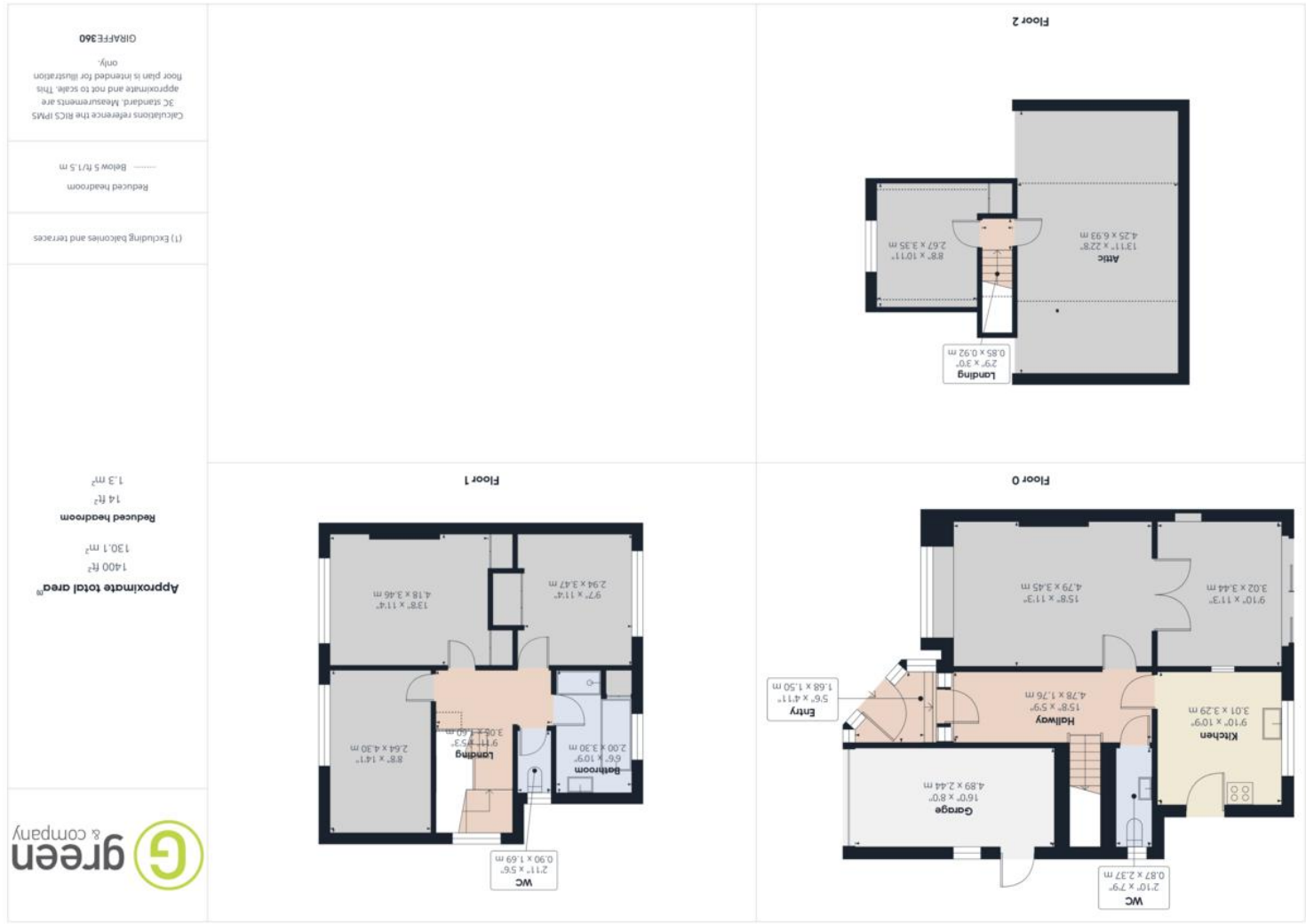
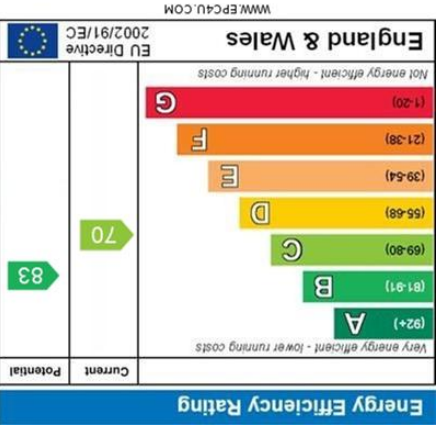


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Boldmere | 0121 321 3991

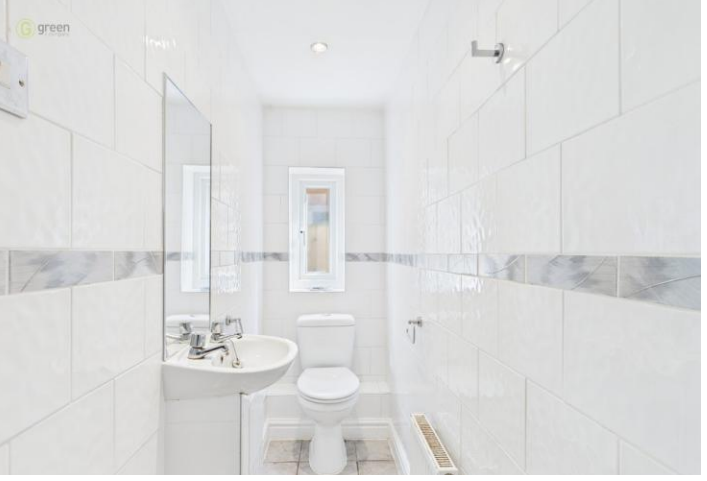


- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER LOCATION
- FOUR BEDROOM DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- FANTASTIC TRANSPORT LINKS



Morven Road, Boldmere, Sutton Coldfield, B73 6NE

£475,000



Property Description

An excellent opportunity to acquire a spacious family detached which provides scope for modernisation. Occupying a great location close to Sutton Park and all amenities, the property has central heating and double glazing. Viewing is recommended:

PORCH with double glazed front door and further inner door providing access to:-

RECEPTION HALL With radiator, wood strip floor and stairs leading off

GUEST WC Having tiled flooring, double glazed window to side, low level wc, wash basin, radiator

LOUNGE 15' 8" x 11' 3" (4.78m x 3.43m) double glazed bow window to front, radiator

DINING ROOM 9' 10" x 11' 3" (3m x 3.43m) double glazed sliding doors to rear garden, radiator

KITCHEN 9' 10" x 10' 9" (3m x 3.28m) Tiled flooring, a range of wall and base units, cooker, electric hob, fridge/freezer, radiator, ceiling light, double glazed window to rear, double glazed door to side

FIRST FLOOR LANDING Providing access to three bedrooms, bathroom and toilet

BEDROOM ONE 13' 8" x 11' 4" (4.17m x 3.45m) double glazed window to front, radiator, built in wardrobes

BEDROOM TWO 9' 7" x 11' 4" (2.92m x 3.45m) double glazed window to rear, built in wardrobes, radiator

BEDROOM THREE 8' 8" x 14' 1" (2.64m x 4.29m) double glazed window to front, radiator

BATHROOM 6' 6" x 10' 9" (1.98m x 3.28m) Tiled throughout, having bath, walk-in shower, wash basin, double glazed window to rear, radiator

SEPARATE WC 2' 11" x 5' 6" (0.89m x 1.68m) Tiled throughout, low level wc, double glazed window to side

SECOND FLOOR LANDING

BEDROOM FOUR 8' 8" x 10' 11" (2.64m x 3.33m) double glazed window to front, radiator

LOFT AREA 13' 11" x 22' 8" (4.24m x 6.91m) Having and light.

GARAGE 16' x 8' (4.88m x 2.44m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The house stands behind a lawned fore garden with mature shrubs and an adjacent driveway with parking.

There is gated side access having a built in store and access to the rear garden.

The rear garden has a patio, lawn, established shrubs and fencing.

Council Tax Band E - Birmingham City Council

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

Mobile coverage for:
EE - Good in-home and outdoor

O2 and Three - Good (outdoor only)
Vodafone - Variable in-home, good outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

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

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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991