

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



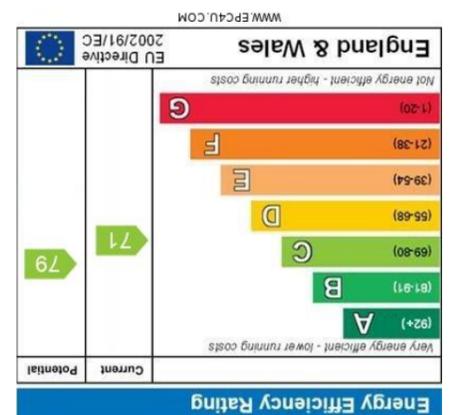
**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



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 Acts.

Signed .....  
 Date .....

Walmley | 0121 313 1991



- AN IMMACULATELY PRESENTED MODERN STYLE MID TERRACED HOUSE
- SPACIOUS LOUNGE
- COMPREHENSIVELY RE-FITTED KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- WELL APPOINTED BATHROOM

Wheatmoor Road, Sutton Coldfield, B75 7HH

£290,000



## Property Description

**POPULAR RESIDENTIAL LOCATION** - This well-maintained modern mid terraced property in a sought-after location is within easy access to a local park ideal for walking and cycling routes which provide opportunities for outdoor activities and enjoying nature. Whether you're looking for a cozy home or a sound investment, this property is worth considering. Don't miss out on the chance to make this house your new home. The house is immaculately presented, offering a comfortable living space for its new owners.

The property features a spacious living room, ideal for entertaining guests or simply relaxing after a long day. The kitchen/diner is well-appointed and ready for culinary creations, making meal preparation a breeze. There are two bedrooms, providing ample accommodation for a small family, couples and professionals looking for extra space. The bathroom is conveniently located to serve both bedrooms.

The property is situated in an area with excellent public transport links, making commuting straightforward. Nearby schools offer convenience for families with children, and local amenities are within easy reach for everyday needs.

Outside to the front the property is set back from the road behind a driveway providing off road parking and to the rear is a well maintained enclosed rear garden.

**INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.**

**CANOPY PORCH** With outside light.

**RECEPTION HALLWAY** Being approached by a double glazed reception door with down lighting and doors off to lounge and guest cloakroom.

**GUEST CLOAKROOM** Having a white suite with low flush WC, slimline vanity wash hand basin with chrome mixer tap and cupboards beneath, chrome ladder heated towel rail and opaque double glazed window to front elevation.

**LOUNGE** 15' 09" x 11' 09" (4.8m x 3.58m) Having walk in double glazed bay window to front, down lighting, spindle staircase leading off to first floor accommodation with useful under stairs storage cupboard, radiator and opening through to open plan kitchen/diner.

**OPEN PLAN KITCHEN/DINER** 14' 08" x 7' 07" (4.47m x 2.31m) Having being comprehensively refitted with a bespoke range of wall and base units with Quartz work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, splash back surrounds, fitted gas hob with extractor hood above, built in gas cooker beneath, integral fridge, laminate flooring, space for dining table and chairs, radiator, two double glazed windows to rear, down lighting and double glazed French doors giving access to the rear garden.

**OUTSIDE** To the rear there is a pleasant well maintained, enclosed, private garden with full width paved patio, neat lawn with shrubs and trees to border, fencing to perimeter, external lighting, cold water tap, timber framed garden shed.

**LANDING** Being approached by a spindle turning stair case with access to loft, down lighting and doors off to bedrooms and bathroom.

**BEDROOM ONE** 12' 08" x 11' 00" (3.86m x 3.35m) Having two double glazed window to front, built in double wardrobe, linen storage cupboard, radiator.

**BEDROOM TWO** 10' 07" x 8' 00" (3.23m x 2.44m) Having double glazed window to rear and radiator.

**BATHROOM** Having a white suite comprising panelled bath with mixer tap and fitted shower screen with shower over, pedestal wash hand basin with chrome mixer tap and low flush WC, full complementary tiling to walls, chrome ladder heated towel rail, down lighting and opaque double glazed window to rear elevation.



Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:  
EE Good outdoor, variable in-home  
O2 Three & Vodafone Good outdoor

Broadband coverage -  
Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 80 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:- City Fibre & 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. 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 313 1991

