



**green**  
& company



- SIZEABLE LOUNGE & DINING ROOM WITH ACOUSTIC WALL
- TWO MODERN BATHROOMS
- FITTED KITCHEN WITH QUARTZ WORKTOP
- SITUATED IN A QUIET LOCATION



## Offers In Excess Of £400,000





## Property Description

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

Discover this stunning 3-bedroom semi-detached home on Berwood Farm Road in the desirable Sutton Coldfield. Elegance and comfort meet in this beautifully presented residence, perfect for families and those seeking spacious living.

Enjoy relaxing evenings in the expansive lounge and dining area, ideal for entertaining friends and family. The modern kitchen and utility room make daily chores effortless, while the master bedroom boasts a luxurious dressing room - a true retreat within your home.

Step outside to the generous rear garden, perfect for outdoor gatherings or gardening enthusiasts. Parking is a breeze with a large driveway and an attached garage, providing ample space for vehicles and storage.

Don't miss the opportunity to make this exceptional house your new home. Arrange a viewing today and experience all that this wonderful property has to offer!

**OUTSIDE** To the front is a paved driveway providing off road parking and leads to the garage and porch

**PORCH** Tiled floor, double glazed windows with added UV protection and glass lamination and door into garage.

**KITCHEN** 9'3" x 11'4" (2.82m x 3.45m) Having radiator, storage under stairs, fitted oven and combination oven/microwave, five ring gas hob, extractor fan, fitted kitchen units, Quartz worktop, two sinks fitted into counter, integrated dishwasher, double glazed window, tiled floor, door from kitchen into lounge.

There is a door into side passage leading to garage and back door, utility area and downstairs bathroom.

**SIDE PASSAGE** Having underfloor heating control panel, floor ceiling radiator, space for tumble dryer and fridge freezer.

**UTILITY AREA** 5'3" x 5'2" (1.6m x 1.57m) Space for washing machine, underfloor heating, Belfast sink, fitted units above and below and window.

**DOWNSTAIRS BATHROOM** 5'3" x 9'11" (1.6m x 3.02m) Having bath with jets and shower head, heated towel rail radiator, double glazed window, basin, toilet with septic tank, tiled floor and fitted mirror, two wall lights and two ceiling lights.

**LOUNGE** 10'6" x 28'3" (3.2m x 8.61m) Bay windows to front and back, with fitted bay shaped radiators, double glazed windows with added UV protection and glass lamination within front bay, acoustic wall on the neighbouring wall, fully wooden shutters with hidden tilt mechanism at the front fitted within bay, four wall lights and two ceiling lights, carpeted.

**FIRST FLOOR LANDING** Door off to bedrooms and bathroom.

**BATHROOM** 6'10" x 6'2" (2.08m x 1.88m) Tiled floor, tiled walls, three windows to outside, frosted window to landing (for natural light), electric mirror, basin, toilet, heated mirror, towel rail, shower cubicle with rainfall head and separate head.

**BEDROOM ONE** 8'8" x 14'8" (3.25m x 4.47m) Carpeted, spotlights, bay window, radiator, entry to a dressing room with window, radiator and fitted mirrored wardrobes.

**BEDROOM TWO** 8'4" x 13'4" (2.54m x 4.06m) Stairs to loft, carpeted, floor to ceiling radiator, fully wooden shutters with hidden tilt mechanism at the front fitted within bay window with added UV protection..

**BEDROOM THREE** 13'5" x 4'10" (4.09m x 1.47m) Two double glazed windows with added UV protection, radiator, fitted wardrobe.

**LOFT SPACE** 9'2" x 16'10" (2.79m x 5.13m) Carpeted, storage, radiator, double glazed window overlooking rear garden.

**REAR GARDEN** Slabbed patio area, steps up to higher level lawned garden.

Council Tax Band D - Birmingham

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE and O2 - Good outdoor

Three and Vodafone - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 36 Mbps. Highest available upload speed 7 Mbps.

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

Networks in your area:- Openreach, CityFibre, 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

\*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 Conveyer.

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991