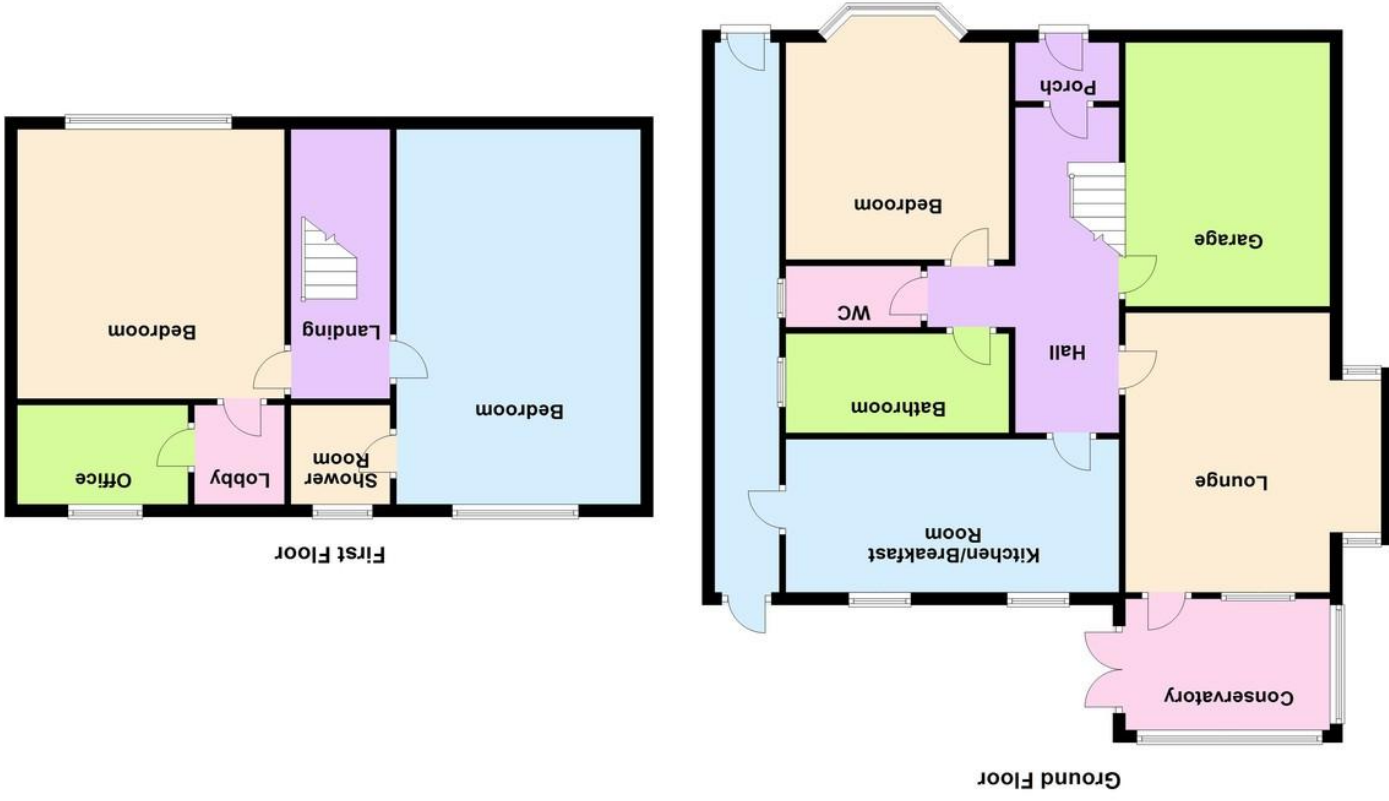


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE. THIS IS AN APPROXIMATE



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.

Score	Energy rating	Potential
92+	A	
81-91	B	83 B
69-80	C	
55-68	D	62 D
39-54	E	
21-38	F	
1-20	G	

Four Oaks | 0121 323 3323



- Highly Sought After Town Centre Location
- No Upward Chain
- Spacious Lounge With Inglenook Fireplace
- Conservatory
- Kitchen Diner
- Ground Floor Bedroom & Bathroom

Allesley Close, Sutton Coldfield, B74 2NF

Offers In Region Of
 £365,000



Property Description

Occupying a highly sought after location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town centre, all of which are on the doorstep. Approached via a driveway to the front the home is entered through an enclosed porch leading to a hallway, a large lounge with inglenook fireplace leads to a conservatory, a kitchen diner, a ground floor bedroom and bathroom with separate WC, on the first floor there are 2 further bedrooms one having an en suite shower room and the other having a rear office/dressing room, to complete the home there is a garage and private rear garden.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

ENTRANCE HALLWAY Having a staircase rising to the first floor, radiator, cloaks cupboard with a door to the garage and doors to:

GUEST CLOAKROOM Low level WC, wash hand basin and side facing window.

FORMAL LOUNGE - PLUS INGENOOK 15' 11" x 11' 9" (4.85m x 3.58m) A lovely sized formal lounge with an Inglenook fireplace as the focal point, radiator and a door to the conservatory.

CONSERVATORY 9' 02" x 12' 8" (2.79m x 3.86m) Having views and access over the private rear garden.

KITCHEN/DINER 10' 11" x 12' 11" (3.33m x 3.94m) Entered via a breakfast/dining area with a window to the rear and radiator and leading in to the fitted kitchen with a comprehensive range of matching wall and base mounted units with complementing work surfaces over, space and plumbing for white goods, tiled flooring, sink and drainer unit and a door to the covered side passage with access to both the front and rear of the property.

GROUND FLOOR BEDROOM ONE 12' 02" x 13' 01" (3.71m x 3.99m) Having a window to the front and radiator.

BATHROOM A matching suite with a panelled bath and corner shower cubicle, wash hand basin with vanity storage beneath and a window to the side.



From the hallway a staircase rises to the first floor with doors to:

BEDROOM TWO 14' 04" x 8' 05" (4.37m x 2.57m) Having a useful storage cupboard, window to the rear and a door to the en suite shower room –

A walk in shower cubicle, wash hand basin, WC and rear facing window.

BEDROOM THREE 14' 04" x 8' 05" (4.37m x 2.57m) Having a front facing window, radiator, a door to a rear lobby with further door to:

OFFICE/DRESSING ROOM – 5' 04" x 9' 08" (1.63m x 2.95m) Offering a multitude of uses with a window to the rear and radiator.

GARAGE Remains unmeasured so please check the suitability for your own vehicle/usage.

To the rear of the home there is a private garden with an abundance of beautiful flowers, mature trees and shrubs and offering a picturesque setting.

Council Tax Band E Birmingham City Council

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

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