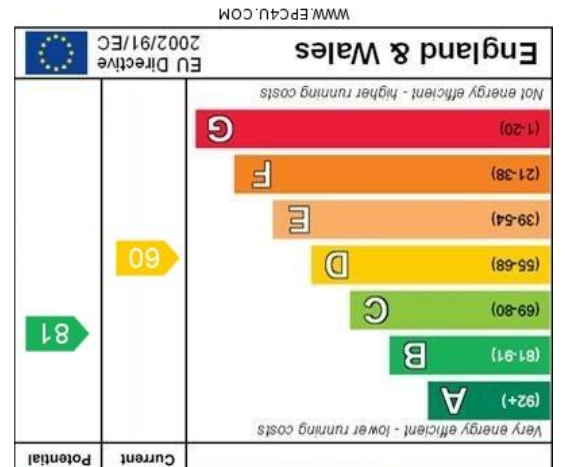


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- NO UPWARD CHAIN
- Excellent School Catchment Area
- Spacious Lounge Diner
- Further Reception Room (Former Garage)
- Fitted Kitchen

Dower Road, Sutton Coldfield, B75 6TB

£400,000



Property Description

This three bedroom detached house represents an excellent opportunity for buyers looking to purchase a family home being ideally placed with regard to Coppice primary school, both bus and rail services and within easy access of amenities and shopping facilities at both Mere Green and Sutton Coldfield town centre.

Benefiting from double glazing and warm air heating the property briefly comprises enclosed porch, entrance hallway, guest cloakroom, extended 'L' shaped lounge/diner, fitted kitchen, store room/office (formerly garage), three good sized bedrooms, family bathroom, driveway providing off road parking and private rear garden.

Internal viewing is considered essential to fully appreciate the size of the accommodation on offer, which in more detail comprises:

ENCLOSED PORCH being fully double glazed with sliding patio entrance doors and further double glazed door leading to:

ENTRANCE HALLWAY having stairs to first floor and doors leading off.

GUEST CLOAKROOM being fitted with a white suite comprising of low-level WC, wall mounted wash hand basin and extractor fan.

KITCHEN 11' 11" x 8' 09" (3.63m x 2.67m) Being fitted with a range of wall, base and drawer units with work surfaces over incorporating single stainless steel sink with drainer and mixer tap, splash back tiling, built-in split level oven, ceramic hob, cupboard housing warm air heating boiler, further wall mounted hot water boiler, space for fridge/freezer, double glazed window to front and laminate flooring.

EXTENDED "L" SHAPED LOUNGE/DINER 24' 00" x 11' 05" and dining area of 10'3" x 9'1" (7.32m x 3.48m) having brick fireplace with tiled hearth and fire, fitted book shelves, double glazed windows to rear and side, further double glazed door to side leading to rear garden

STORE ROOM (formerly garage— 15' 08" x 7' 06" (4.78m x 2.29m) having double glazed window to front, space and plumbing for washing machine, power and lighting and offering potential to convert into playroom/family room or back into garage, if required.

FIRST FLOOR LANDING having double glazed window to side, access to loft and doors leading off.

BEDROOM ONE 11' 08" x 10' 06" (3.56m x 3.2m) having double glazed window to rear, fitted wardrobes and drawer unit, built-in cupboard having hanging rail and shelving within.

BEDROOM TWO 10' 03" x 10' 06" (3.12m x 3.2m) having double glazed window to front, vanity wash hand basin set into work top with drawers beneath and useful built-in storage cupboard.

BEDROOM THREE 10' 08" x 9' 08" (3.25m x 2.95m) having double glazed window to rear, useful shelving.

BATHROOM being fitted with suite comprising of panelled bath, low level WC, pedestal wash hand basin, separate shower enclosure having shower within, splash back tiling, radiator and double glazed window to front

OUTSIDE

The property is fronted by a tarmac driveway providing ample off road parking with shrub borders.

REAR GARDEN

being mainly laid to lawn with borders, paved patio and perimeter fencing.

LOCATION

The property is located on Dower Road, opposite the junction with Trinity Road and Coppice School

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice and data available for EE, Three, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 73 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media & Openreach

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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