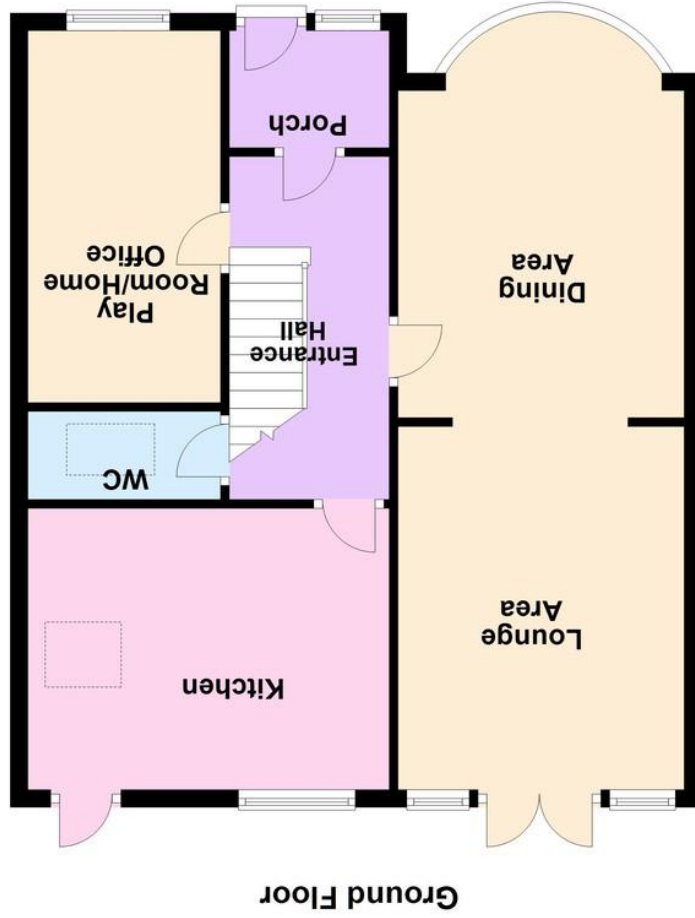
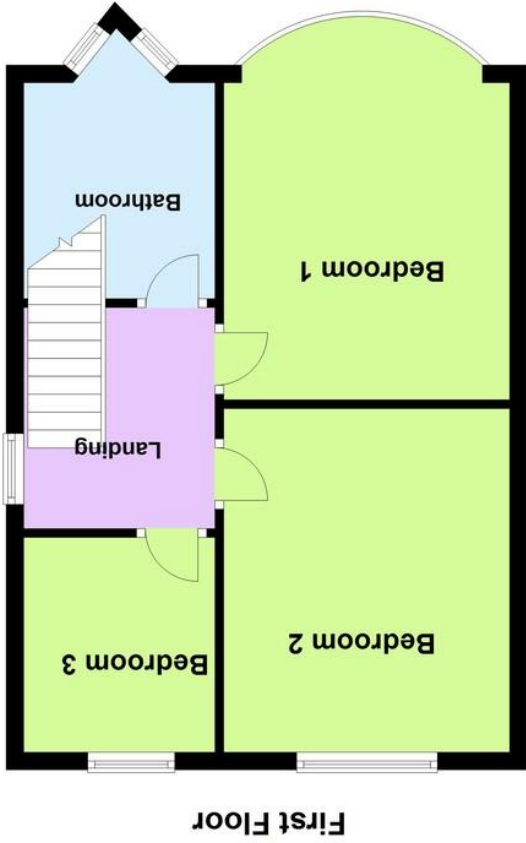
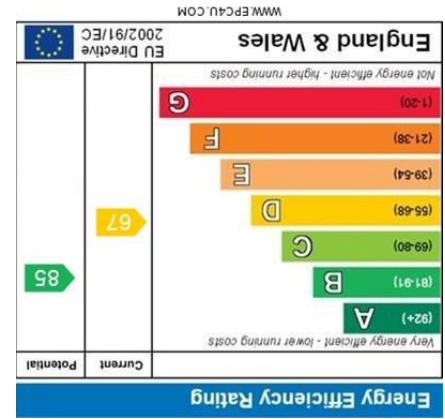


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Boldmere | 0121 321 3991



- EXTENDED SEMI-DETACHED FAMILY HOME
- OFF ROAD PARKING
- EXTENDED FITTED KITCHEN
- PLAY ROOM/HOME OFFICE
- BEAUTIFULLY PRESENTED THROUGHOUT

Rowan Road, Sutton Coldfield, B72 1NN

Offers over £400,000



Property Description

Green and Company are delighted to offer to the market this superbly presented and extended three bedroom semi-detached family home situated within a highly sought after area of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages (catchments should be checked), offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield town centre. In brief the accommodation comprises porch, hallway, lounge area, dining area, playroom/home office, extended fitted kitchen, three bedrooms and family bathroom. The property benefits from double glazing and central heating (both where specified), off road parking for fore, and beautifully presented rear garden with substantial storage shed. Viewing is considered essential to appreciate the size and standard of accommodation on offer

Access is via lawned fore garden with paved driveway leading to front porch door.

ENCLOSED PORCH Having a double glazed door and window, tiled flooring and further door giving access to hallway:

HALLWAY Having central heating radiator, wood effect flooring, stairs to first floor landing and doors off to:

PLAY ROOM/HOME OFFICE 12' 2" x 6' 8" (3.71m x 2.03m) With double glazed window to front elevation, central heating radiator, wood effect flooring, and loft hatch for storage space.

GUEST WC Having a white close coupled WC, wash hand basin with mixer tap, sky light to ceiling, wall mounted boiler and central heating radiator.

THROUGH LOUNGE/DINER 26' into bay x 9' 10" max 8' 8" min to chimney breast (7.92m x 3m) Dining Area: Having a double glazed bay window to front elevation, central heating radiator, and open plan access to:

Lounge Area: With double glazed French doors and windows offering superb views of the rear garden and the main focal point of the room being a feature fire place with marble effect hearth and back with fitted fire.

KITCHEN 11' 5" x 13' 3" (3.48m x 4.04m) A modern style kitchen having a range of wood effect wall and base units, tiled splashbacks, radiator, tiled floor, NEFF double oven and grill, five ring gas hob, extractor fan, one and a half bowl sink and drainer with mixer tap, pull out larder, double glazed window to rear, double glazed door out to garden and velux window

FIRST FLOOR LANDING Having double glazed opaque window to side, loft access with pull down ladders and doors off to:

FAMILY BATHROOM Having a white suite comprising close coupled WC, P shaped bath with shower over and shower screen, wash hand basin with mixer tap, opaque double glazed oriel style window to front, chrome effect radiator, with tiled flooring and complementary tiling to walls.

BEDROOM ONE 13' 1" x 9' 11" max into bay 8' 11" min to chimney breast (3.99m x 3.02m) Double glazed bay window with leaded light toplights to front, radiator

BEDROOM TWO 12' 5" x 9' 11" max 9' min to chimney breast (3.78m x 3.02m) Double glazed window to rear overlooking the garden, radiator



BEDROOM THREE 7' 6" x 6' 9" (2.29m x 2.06m) Double glazed window to rear overlooking the garden, radiator

REAR GARDEN This beautiful rear garden is main feature of this impressive family home, with paved patio/sun terrace, outside tap, gate giving access to the side, dwarf walling leading to lawn, well stocked borders, access to rear storage shed.

STORAGE SHED Having door giving access to garden, and vehicle inspection pit. Doors are currently boarded up but could be turned back into a functional garage. (Please check the suitability of this vehicle for your own vehicle)

Council Tax Band C - Birmingham City Council

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

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

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 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

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 PDF format

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