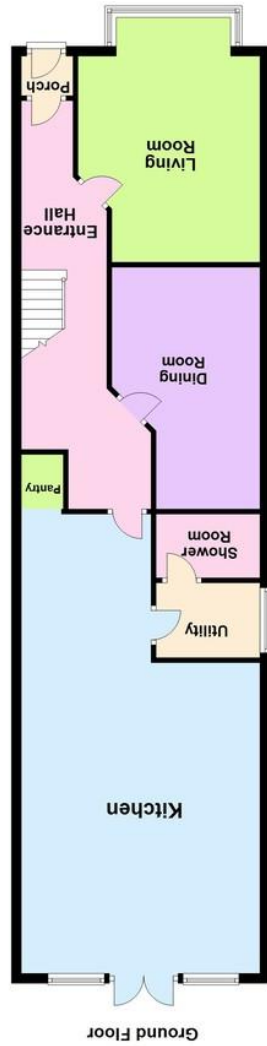
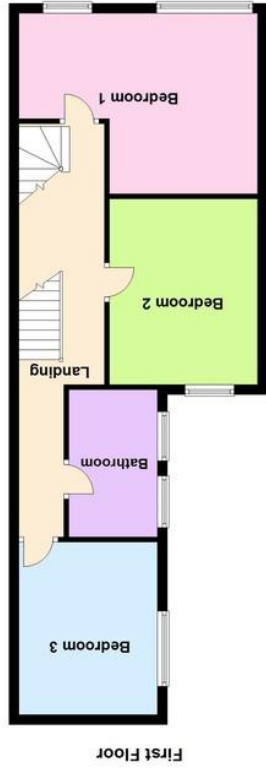
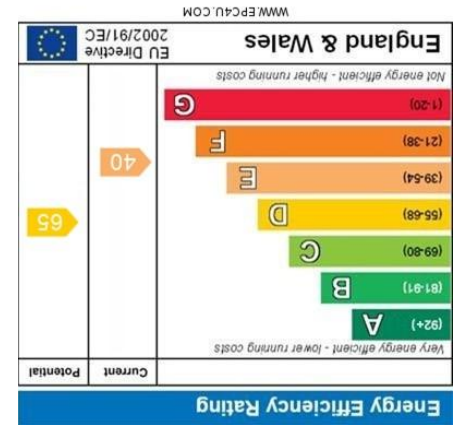


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



**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.



Boldmere | 0121 321 3991



- FOUR BEDROOM SEMI DETACHED PERIOD HOME
- LUXURY OPEN PLAN KITCHEN/DINING ROOM\*\*\*
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- SPACIOUS GARDEN



Royal Road, Sutton Coldfield, B72 1SP

Offers in excess of  
 £550,000



## Property Description

For sale is this beautifully presented, semi-detached property. Perfectly suited for families, the property has been neutrally decorated, giving it a fresh, modern feel. The property boasts a total of four spacious bedrooms, offering plenty of room for a growing family. The bedrooms are complemented by two well-appointed bathrooms, providing ample facilities for family living. One of the standout features of this property is its open-plan kitchen. This modern, fully-equipped space comes complete with a kitchen island, utility room, and dining space. Whether you're preparing a family meal or entertaining guests, this open-plan design ensures you'll never miss a moment of the action. In addition to the kitchen, the property features two reception rooms. These versatile spaces can be used for a variety of purposes, from a formal dining room to a cosy living area or a quiet home office. Located within close proximity to public transport links, nearby schools, and local amenities, this property offers convenience and ease of living. Whether you're commuting to work, taking the children to school, or just popping out for some shopping, everything you need is just a stone's throw away.

This property truly is a perfect family home. With its spacious rooms, modern design, and convenient location, it's ready to welcome its new owners. Don't miss out on this fantastic opportunity. Arrange a viewing today.

**ENTRANCE HALL** Providing access to living areas and stairs leading off.

**LIVING ROOM** 15' 1 max" x 12' 2" (4.6m x 3.71m) Having double glazed bay window to front, radiator, ceiling light and power points.

**DINING ROOM** 16' 2 max" x 10' 2 max" (4.93m x 3.1m) Having radiator, ceiling light and power points.

**OPEN PLAN KITCHEN** 31' 1 max" x 15' 7 max" (9.47m x 4.75m) Having a range of wall and base units, kitchen island, double glazed French doors to rear garden, double glazed windows, radiator, ceiling light and power points.

**UTILITY** 5' 2" x 6' 2" (1.57m x 1.88m)

**WC/SHOWER ROOM** 4' 8" x 6' 2" (1.42m x 1.88m) Having low level wc, wash basin, walk in shower and ceiling light.

**LANDING** Providing access to three bedrooms and family bathroom.

**BEDROOM ONE** 12' 3 max" x 16' 4 max" (3.73m x 4.98m) Having two double glazed windows to front, radiator, ceiling light and power points.

**BEDROOM TWO** 12' 5" x 10' 2" (3.78m x 3.1m) Having double glazed window to rear, radiator, ceiling light and power points.

**BEDROOM THREE** 11' 6" x 8' 11" (3.51m x 2.72m) Having double glazed window to rear, radiator, ceiling light and power points.

**BATHROOM** 10' 2" x 5' 9" (3.1m x 1.75m) Having two double glazed windows to side, bath with overhead shower, low level wc, wash basin, heated towel rail and ceiling light.

**SECOND FLOOR LANDING** Providing access to fourth bedroom.

**BEDROOM FOUR** 11' 8" x 9' 9" (3.56m x 2.97m) Having double glazed window to rear, radiator, ceiling light and power points.

Council Tax Band D - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

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

Networks in your area - Openreach, 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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

