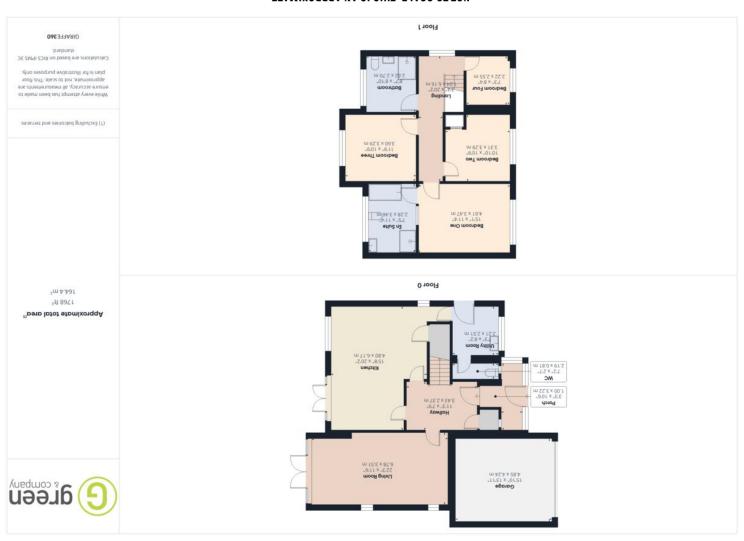






GUIDE TO THE RELATIONSHIP BETWEEN ROOMS NOT TO SCALE: THIS IS AN APPROXIMATE



G green

Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Sollcitor or License Conveyor. state that the EPC must be presented within $\Sigma 1$ days of initial marketing of the property. *Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations

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

Boldmere | 0121 321 3991





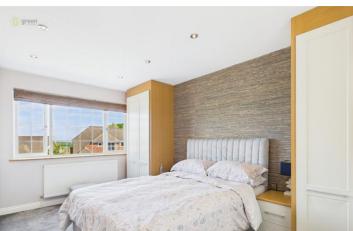
- •FOUR BEDROOM EXECUTIVE
- PRIME LOCATION
- •CLOSE TO LOCAL AMENITIES



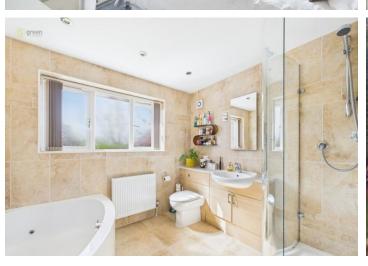


















Property Description

We are delighted to present this impressive detached property for sale. In immaculate condition, this property boasts a generous offering of living spaces, including four bedrooms, family bathroom and en suite to master bedroom, living room, utility, and a well-appointed open plan kitchen/diner. The house is an epitome of elegance, designed to provide a comfortable and practical living environment. The spacious reception room promise plenty of room for entertaining and relaxation. The property's kitchen is a testament to functionality without compromising on style. Furthermore, the four bedrooms ensure ample accommodation for a growing family or for those requiring additional space. The bathroom offers a sense of luxury and convenience, fur ther enhancing the property's appeal. The property also features unique characteristics such as a large driveway, a garage, and a well-maintained garden, enhancing its charm and functionality. Situated in a desirable location, the property benefits from excellent public transport links, making commuting effortless. Equally noteworthy is the property's proximity to quality schools, making it an ideal choice for families. Local amenities are within a stone's throw, adding to the convenience.

This property stands as a perfect blend of style, space, and location, catering perfectly to the needs of families. With its unique features and excellent location, this immaculate, detached property is a fantastic opportunity not to be missed.

PORCH Providing access to the entrance hall.

ENTRAN CE HALL Providing access to downstairs living areas and stairs leading off.

LIVING ROOM $22^{\circ}3^{\circ}$ x $11^{\circ}6^{\circ}$ (6.78m x 3.51m) Carpeted, double glazed French doors to rear garden, radiator, ceiling light and power points.

OPEN PLAN KITCHEN DINER 15' 8" x 20' 2" (4.78m x 6.15m) A range of wall and base units, cooker, microwave, fridge/freezer, dishwasher, gas hob, extractor fan, double glazed window to rear, double glazed French doors to rear garden, radiator, ceiling light and power points.

UTILITY ROOM 7' 3'' x 8' 2'' (2.21m x 2.49m) Having double glazed window to front, base units, ceiling light and power points.

DOWNSTAIRS WC $\,$ 7' 2" x 2' 7" (2.18m x 0.79 m) Having low level wc, wash basin and ceiling light.

FIRST FLOOR LANDING Providing access to all four bedrooms and family bathroom.

 $\label{eq:bedround} BEDROO\,M\,O\,N\,E\,\,15^*1"\,\,x\,11^*4"\,(4.6m\,\,x\,\,3.45m)\,\,Carpeted,\,double\,\,glazed\,\,windo\,w\,\,to\,\,front,\,\,fitted\,\,wardrobes,\,radiator,\,ceiling\,\,light\,\,and\,\,power\,\,points.$

EN SUITE 7' 5" \times 11' 4" (2.26m \times 3.45m) Tiled throughout, double glazed window to rear, bath, walk-in shower, low level wc, wash basin, heated to wel rail and ceiling light.

BEDROOM TWO $\,$ 10'10" $\,$ x10'9" (3.3m $\,$ x 3.28m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BEDROOM THREE $\,$ 11' 9" $\,$ x 10' 9" (3.58m $\,$ x 3 .28m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

 $\label{eq:BEDROOMFOUR 7'3" x 8'4" (2.21 m x 2.54m) Carpeted, double glazed window to front, radiator, ceiling light and power points.}$ $\label{eq:FAMILY BATHROOM 8'7" x 8'10" (2.62m x 2.69m) Tiled throughout, bath, walk-in shower, low le velocities and the property of the property o$

wc, wash basin, radiator and ceiling light.

GARAGE Having power and lighting.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F - Birmingham

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

Mobile coverage - limited voice a vailable for EE, Three, O2 and Voda fone and limited data a vailable for EE, Three and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest a vailable download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest a vailable download speed 1800 Mbps. Highest a vailable 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 a coordance with the Money Laundering Regulations 2007, Esta te Agents are required to carry out due diligence on all dients 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 droumstance. 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

TENUKE

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 the y 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 be yond 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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991