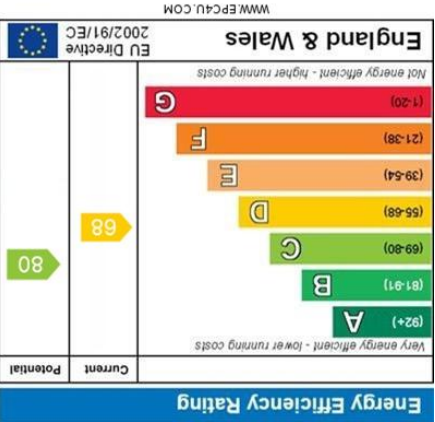


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOME
- SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES

Glebe Drive, Sutton Coldfield, B73 5SZ

£350,000



Property Description

Green and Company are pleased to bring to the market this three bedroom semi detached house for sale. The house is perfectly situated on Glebe Drive near Boldmere Infant, Nursery and Junior Schools, within a mile of the property is Wyld Green train station and within half a mile is Boldmere Road local shops, bars and restaurants. To the front of the property is a block paved driveway and to the rear is an enclosed garden with side access. Early viewing is highly recommended.

PORCH Providing access to:-

ENTRANCE HALL Providing access to downstairs living area and stairs leading off.

LIVING ROOM 14' 9" x 11' 5" (4.5m x 3.48m) Having double glazed sliding doors to conservatory, radiator, LED lights to the ceiling and power points.

KITCHEN 7' 4" x 17' 10" (2.24m x 5.44m) Having double glazed windows to front, rear and side, double glazed door to rear garden, a range of wall and base units, cooker, hob, radiator, LED lights to the ceiling and power points.

CONSERVATORY 12' 7" x 9' 9" (3.84m x 2.97m) Having double glazed windows to rear and side, French door to rear garden, ceiling light and power points.

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

BEDROOM ONE 11' 5" x 11' 9" (3.48m x 3.58m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BEDROOM TWO 10' 11" x 8' 10" (3.33m x 2.69m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BEDROOM THREE 7' 11" x 8' 10" (2.41m x 2.69m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

SHOWER ROOM 6' 4" x 5' 11" (1.93m x 1.8m) Tiled throughout, double glazed window to side, walk-in shower, low level wc, wash basin, tall radiator, heated towel rail and LED lights to the ceiling.

Council Tax Band C - Birmingham

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 2 Mbps. Highest available upload speed 0.3 Mbps.

Broadband Type = Superfast Highest available download speed 35 Mbps. Highest available upload speed 6 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 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