

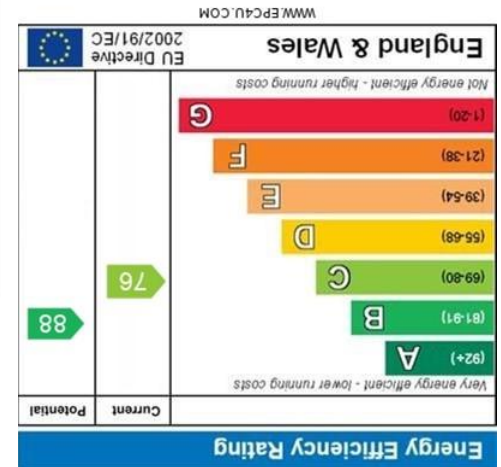
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



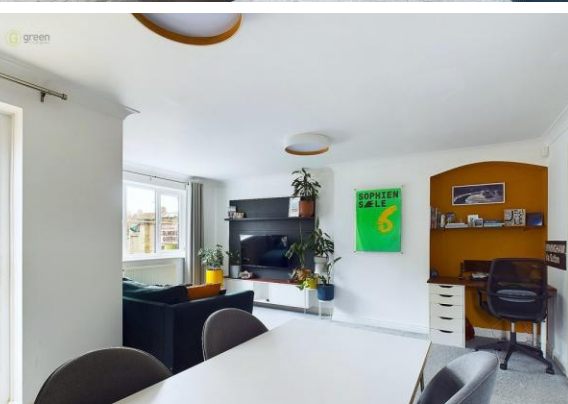
If you require the full EPC certificate direct to your email address please contact the sales branch marketing. This property and they will email the EPC certificate to you in a PDF format.

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.



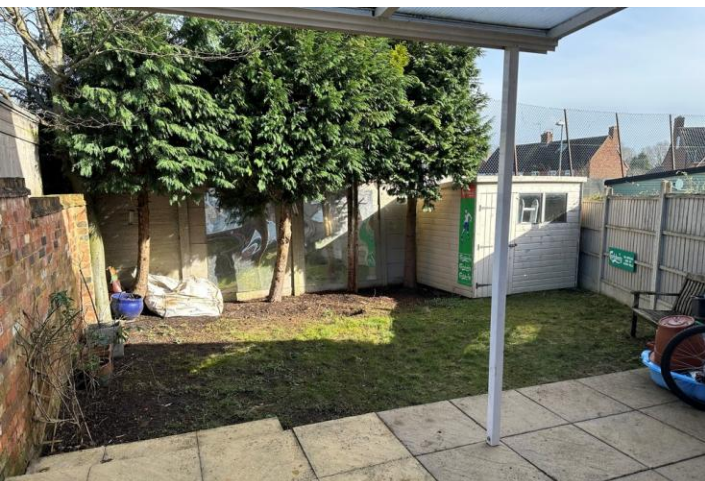
Boldmere | 0121 321 3991



- BEAUTIFULLY PRESENTED HOME
- THREE BEDROOM SEMI DETACHED
- CLOSE TO LOCAL AMENITIES
- HIGHLY SOUGHT AFTER LOCATION
- SCHOOL CATCHMENT

Coles Lane, Sutton Coldfield, B72 1NL

£375,000



Property Description

We are delighted to present this semi detached property, now available for sale. Neutrally decorated throughout, the residence exudes a sense of peace and tranquility, offering a blank canvas for you to add your personal touch. The property boasts a practical layout, comprising 3 bedrooms, 1 bathroom, a kitchen, and a reception room. The abundance of space makes it an ideal living environment for both families and couples, catering to a variety of lifestyle needs. The kitchen, being the heart of the home, provides ample space for meal preparation, while the reception room serves as the perfect place for relaxation and entertainment. The bedrooms are generously proportioned, offering comfortable accommodation for all occupants. Location-wise, the property is a gem. For those relying on public transport, you'll find excellent links nearby. Families with children will appreciate the close proximity to local schools, making morning commutes a breeze. Furthermore, local amenities are within easy reach, providing all the essentials right on your doorstep.

In conclusion, this property is more than a house, it's a home waiting for the right occupants. Its neutral décor, practical layout, and prime location make it an attractive option for those seeking a blend of comfort and convenience. Don't miss out on this opportunity to acquire a property that truly caters to your lifestyle needs.

ENTRANCE HALL Providing access to living areas and stairs leading to:-

KITCHEN 8' 2" x 10' 1" (2.49m x 3.07m) Having tiled flooring, a range of wall and base units, double glazed window to front and side, cooker, gas hob, ceiling light and power points.

LIVING ROOM 16' 3" x 16' 11" (4.95m x 5.16m) Carpeted, having double glazed window to rear and side, double glazed French door to rear garden, radiator, ceiling light and power points.

WC Having double glazed window to side, low level WC, wash basin and ceiling light.

FIRST FLOOR

LANDING Providing access to three bedrooms and family bathroom.

BEDROOM ONE 14' 11" x 9' 9" (4.55m x 2.97m) Carpeted, double glazed window to rear, fitted wardrobe, radiator and ceiling light and power points.

BEDROOM TWO 14' 4" x 10' 4" (4.37m x 3.15m) Carpeted, double glazed window to rear, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM THREE 8' 1" x 8' 7" (2.46m x 2.62m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

FAMILY BATHROOM Tiled throughout, bath with overhead shower, double glazed window to front, low level WC, wash basin, heated towel rail and ceiling light.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.

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

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach

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 PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991