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- A large, white, two-story house with a bay window and a chimney, set against a blue sky with clouds. The house is surrounded by a brick wall and a paved area.

Offers In Excess Of £525,000



Property Description

MUST BE VIEWED INTERNALLY - This substantial and spacious traditional style detached house is well situated for local amenities including the shops and facilities in both Boldmere and Sutton Coldfield town centre, with public transport on hand and excellent local schools in the vicinity.

The accommodation which has undergone many cosmetic improvements to a high specification throughout briefly comprises: Welcoming reception hallway, attractive through lounge, study/office, superb open plan kitchen/diner, galleried landing, three double bedrooms and a luxury appointed family bathroom. Outside to the front the property is set behind a block paved driveway providing off road parking, with wrought irons gates and further shared driveway leading to rear, outside lights. To the rear is a large well maintained rear garden. **INTERNAL VIEWING OF THIS LOVELY FAMILY HOME IS HIGHLY RECOMMENDED**

ENTRANCE PORCH Providing access to:-

ENTRANCE HALL Having double glazed window to front, radiator, ceiling light and power points, stairs leading off.

LIVING ROOM 11' 11" x 21' 5" (3.63m x 6.53m) Having double glazed bay window to front, double glazed French door to rear garden, radiator, ceiling light and power points.

OFFICE 10' x 10' 4" (3.05m x 3.15m) Double glazed window to side, radiator, ceiling light and power points.

KITCHEN 13' 2" x 24' 1" (4.01m x 7.34m) Open plan kitchen diner, having a range of wall and base units, double glazed French doors to rear garden and side, kitchen island, cooker, dishwasher, ceiling light and power points.

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

BEDROOM ONE 12' 4" x 12' 0" (3.76m x 3.66m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BEDROOM TWO 11' 10" x 8' 3" (3.61m x 2.51m) Carpeted, double glazed bay window to front, fitted wardrobes, ceiling light, radiator and power points,

BEDROOM THREE 9' x 10' 5" (2.74m x 3.18m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BATHROOM 6' 5" x 11' 11" (1.96m x 3.63m) Tiled throughout, having bath, walk-in shower, low level wc, wash basin, heated towel rail and ceiling light.

Council Tax Band E - Birmingham City Council

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

Mobile coverage - voice likely available for EE, O2 and Vodafone, limited for Three and data likely available for EE and Vodafone, limited for Three and O2.
Broadband coverage:-
Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20 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