



- NO ONWARD CHAIN
- FIVE BEDROOM EXECUTIVE HOME
- HIGHLY SOUGHT AFTER LOCATION
- WALKING DISTANCE TO SUTTON PARK
- CLOSE TO LOCAL AMENITIES



Elwyn Road, Sutton Coldfield, B73 6LB

£650,000



## Property Description

TO BE SOLD WITH NO ONWARD CHAIN

We are delighted to present this immaculate and spacious detached property, perfect for families. Situated in a peaceful location, this stunning home offers easy access to public transport links, nearby schools, local amenities, and green spaces. The property boasts an impressive three reception rooms, providing ample space for relaxation and entertainment. The first reception room is flooded with natural light due to its large windows, and it offers direct access to the beautifully maintained garden. The second and third reception room offers versatility and can be utilized according to your needs. The modern kitchen offers both style and functionality. The master bedroom is a true retreat, complete with an en-suite bathroom and a walk-in closet. It offers a private space to unwind. The other four bedrooms are generously proportioned and filled with natural light, creating a bright and airy atmosphere. Externally, this property benefits from a driveway providing off road parking for multiple vehicles, ensuring convenience for homeowners and visitors alike. The well-maintained garden offers a tranquil outdoor space to relax and enjoy.

Overall, this stunning home offers a combination of spacious and well-appointed rooms. Don't miss out on the opportunity to own this exceptional property designed with the needs of families in mind.

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

LIVING ROOM 10' 5" x 22' 3" (3.18m x 6.78m) Carpeted, double glazed window to front, double glazed bi-folding doors to rear, radiator, ceiling light and power points.

OFFICE 6' 11" x 19' 5" (2.11m x 5.92m) Having double glazed French doors to front, radiator, ceiling light and power points.

PLAY ROOM 10' 2" x 11' 10" (3.1m x 3.61m) Having double glazed French doors to Juliette balcony, double glazed bi-folding doors to side, radiator, ceiling light and power points.

SHOWER ROOM 5' 4" x 6' 1" (1.63m x 1.85m) Tiled throughout, having shower, low level wc, wash basin and ceiling light.

KITCHEN 9' 10" x 22' 9" (3m x 6.93m) Having a range of wall and base units, cooker, hob, ceiling light and power points.

Dining area having bi-bolding doors to side, double glazed window to rear, radiator, ceiling light and power points.

UTILITY ROOM 8' 11" x 7' 8" (2.72m x 2.34m) Having a range of wall and base units, double glaze window to rear, double glazed French door to rear, airing cupboard ceiling light, radiator, power points.

STORE 9' 7" x 8' 5" (2.92m x 2.57m) Having power and lighting.

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

BEDROOM ONE 10' 7" x 18' 8" (3.23m x 5.69m) Carpeted, double glazed French doors to Juliette balcony, fitted wardrobes, radiator, ceiling light and power points.

EN SUITE 6' 4" x 6' 2" (1.93m x 1.88m) Having double glazed window to front, walk-in shower, low level wc, wash basin, heated towel rail and ceiling light.

BEDROOM TWO 14' 2" x 8' 10" (4.32m x 2.69m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BEDROOM THREE 10' 11" x 9' 8" (3.33m x 2.95m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BEDROOM FOUR 9' 5" x 9' 4" (2.87m x 2.84m) Carpeted, having double glazed French doors to Juliette balcony, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM FIVE 10' 2" x 9' 8" (3.1m x 2.95m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BATH ROOM Tiled throughout, having bath, walk-in shower, low level wc, wash basin, heated towel rail and ceiling light.

BATH ROOM Tiled throughout, walk-in shower, low level wc, bidet, heated towel rail, ceiling light.

AGENTS NOTE The property has fully owned solar panels. The property has potential for a separate annexe.

Council Tax Band E - Birmingham

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

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

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 67 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:- Virgin Media, 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 a PDF format

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991