

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 Conveyor.

Boldmere | 0121 321 3991



- THREE BED SEMI DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- GARAGE

Coppice View Road, Sutton Coldfield, B73 6UF

£325,000





## Property Description

We are pleased to present this semi-detached property, positioned in a tranquil and sought-after location. The property is neutrally decorated throughout, offering a blank canvas for you to make your own. It is ideally suited for families seeking a peaceful yet well-connected place to call home. The residence boasts three bedrooms, offering ample living space for all members of the family. The property features one reception room, acting as the heart of the home. This space has potential to be a thriving hub of the house, perfect for relaxing, entertaining or enjoying quality family time. Located in close proximity to public transport links, this property offers excellent connectivity while maintaining its tranquil setting. Local amenities are within easy reach, providing access to all necessary conveniences. The property also benefits from its close proximity to nearby schools, making it an ideal choice for families.

In summary, this property offers an excellent opportunity for a family to acquire a spacious and neutrally decorated home in a peaceful yet well-connected location. Don't miss out on this stunning semi-detached property, available for sale now.

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

**LIVING/DINING ROOM** 24' 11" x 10' 11" (7.59m x 3.33m) Carpeted and having double glazed bay window, double glazed sliding door to conservatory, radiator, ceiling light and power points.

**KITCHEN** 8' 11" x 8' (2.72m x 2.44m) Having a range of wall and base units, double glazed window, cooker, ceiling light and power points.

**CONSERVATORY** 7' 7" x 12' (2.31m x 3.66m)

**GARAGE** 14' 7" x 8' 3" (4.44m x 2.51m)

**LANDING** Providing access to all three bedrooms and bathroom.

**BEDROOM ONE** 11' 7" x 10' 6" (3.53m x 3.2m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

**BEDROOM TWO** 11' 11" x 10' 11" (3.63m x 3.33m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 6' 11" x 6' 3" (2.11m x 1.91m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BATHROOM** 6' 0" x 8' 1" (1.83m x 2.46m) Having bath with over head shower, wash basin, double glazed window and ceiling light.

**WC** Having low level wc, double glazed window 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, limited for Three, O2, Vodafone and data likely available for EE, limited for Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 22 Mbps. Highest available upload speed 0.6Mbps.  
 Broadband Type = Superfast Highest available download speed 59Mbps. Highest available upload speed 16Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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.

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