

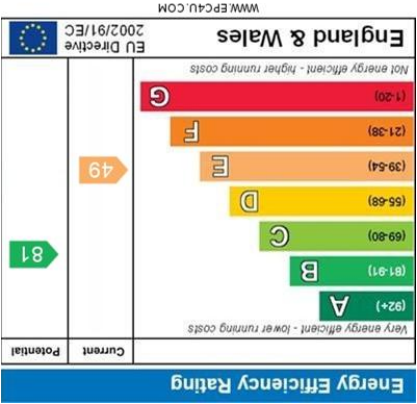
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- NO ONWARD CHAIN
- RECENTLY REFURBISHED
- IDEAL FOR INVESTORS
- PRIME LOCATION
- FANTASTIC TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES

Harman Road, Sutton Coldfield, B72 1AH

£359,950





## Property Description

Located in a sought-after area, this impressive end terraced property is now available for sale. Boasting three bedrooms and two reception rooms, this home is ideal for families seeking ample space and comfort. The property is in fantastic condition, offering a blend of modern features and traditional charm. High ceilings throughout the property add to the sense of space and light. With the added benefit of a driveway which ensures convenience for residents with vehicles this property really is the perfect family home. Situated in a location with excellent public transport links, nearby schools, and local amenities, this property offers both convenience and a sense of community.

Don't miss the opportunity to view this property that offers a rare combination of space, comfort, and convenience. Contact us today to arrange a viewing and discover the potential of this wonderful family home.

**LIVING ROOM** 11' 2" x 10' 11" (3.4m x 3.33m) Having bay window to front, radiator, ceiling light and power points.

**DINING ROOM** 11' 2" x 11' 11" (3.4m x 3.63m) Having radiator, ceiling light and power points.

**KITCHEN** 10' 8" x 9' 5" (3.25m x 2.87m) Having a range of wall and base units, cooker, hob, window to side, ceiling light and power points.

**UTILITY** 5' 6" x 8' 9" (1.68m x 2.67m) Having french doors to rear garden, wall and base units, ceiling light and power points.

**SHOWER ROOM** 3' 11" x 8' 8" (1.19m x 2.64m) Having walk in shower, low level wc, wash basin, window to rear and ceiling light.

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

**BEDROOM ONE** 11' 2" x 11' 0" (3.4m x 3.35m) Carpeted and having window to front, radiator, ceiling light and power points.

**BEDROOM TWO** 10' 9" x 9' 2" (3.28m x 2.79m) Carpeted and having window to rear, radiator, ceiling light and power points.

**BEDROOM THREE** 7' 7" x 8' 6" (2.31m x 2.59m) Carpeted and having window to side, radiator, ceiling light and power points.

**EN SUITE** 8' 5" x 3' 2" (2.57m x 0.97m) Having walk in shower, low level wc, wash basin and ceiling light.

Council Tax Band C - 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 28 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 55 Mbps. Highest available upload speed 16 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Virgin Media, Openreach, CityFibre

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