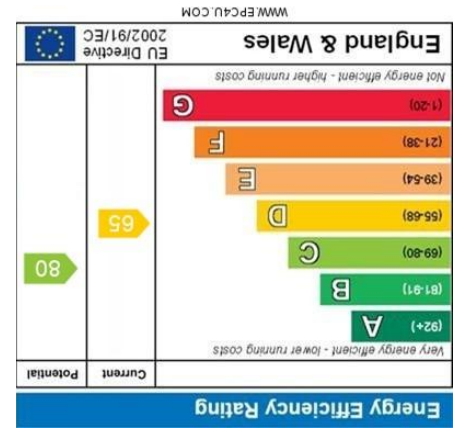


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE**



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



- FOUR BEDROOM DETACHED HOME
- PRIME LOCATION
- SHORT WALK TO SUTTON PARK
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY PROVIDING OFF ROAD PARKING

Westwood Road, Sutton Coldfield, B73 6UJ

£475,000



Property Description

We are pleased to present this detached property, positioned in a tranquil and sought-after location just off Chester Road North. 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 four bedrooms, offering ample living space for all members of the family. The property features two reception rooms, providing versatility. This space has potential to be a thriving hub of the house, perfect for relaxing, entertaining or enjoying quality family time. In addition, the property features a large kitchen allowing to mix both cooking and family time within the same space. The property has a paved terrace at the back of the house with steps down to lawn and can be accessed from the dining room and also has an additional seated patio area at the bottom of the garden. The garden also has three sheds 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. The property is a short walk from Sutton Park and close to King George V playing fields.

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 and has potential for further development. Don't miss out on this detached property, available for sale now.

ENTRANCE HALLWAY Providing access to living areas and stairs leading off.

LIVING ROOM 16' 1" x 10' 7" (4.9m x 3.23m) Carpeted, double glazed bay window to front, two radiators, ceiling light and power points.

DINING ROOM 15' 6" x 10' 9" (4.72m x 3.28m) Sliding doors to rear garden, radiator, ceiling light and power points.

KITCHEN 10' 9" x 15' 2" (3.28m x 4.62m) Tiled flooring, range of wall and base units, cooker, gas hob, two double glazed windows to rear, radiator, ceiling light and power points.

WC Having low level wc and ceiling light.

GARAGE 14' 2" x 8' 1" (4.32m x 2.46m) Having several power points.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Providing access to all bedrooms, bathroom and shower room.

BEDROOM ONE 7' 8" x 15' 4" (2.34m x 4.67m) Carpeted, double glazed bay window to front, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM TWO 15' 10" x 10' 9" (4.83m x 3.28m) Double glazed bay window to rear, radiator, ceiling light and power points,

BEDROOM THREE 12' 10" x 10' 8" (3.91m x 3.25m) Carpeted, double glazed bay window to front, radiator, ceiling light and power points.

BEDROOM FOUR 9' 2" x 6' 3" (2.79m x 1.91m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

SHOWER ROOM 7' 8" x 4' 10" (2.34m x 1.47m) Tiled throughout, window to side, walk-in shower, low level wc, wash basin, heated towel rail and ceiling light.

BATHROOM 6' 8" x 7' 10" (2.03m x 2.39m) Tiled throughout, double glazed window to rear, eight jet spa bath, low level wc, wash basin, radiator and ceiling light.



Council Tax Band E - Birmingham City Council

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.
Broadband Type = Superfast Highest available download speed 144 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