

**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 Conveyer.



Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- THREE BEDROOM DETACHED
- CORNER PLOT
- HIGHLY SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES



New Church Road, Sutton Coldfield, B73 5RP

£380,000



Property Description

This detached property is currently on the market and is in need of renovation. Despite its need for modernisation, the property holds great potential for those willing to undertake a project. It boasts three bedrooms, making it a great opportunity for investors. The home encompasses a single kitchen, which, whilst requiring a revamp, offers a blank canvas for those wishing to design their own space. The property also features two reception rooms, providing ample space for family living and entertaining. The property includes a single bathroom. Although it requires renovation, this space could be transformed into a tranquil haven for the new owners. The location of the property is a key selling point. It is situated close to public transport links, making commuting a breeze. Families will also appreciate the proximity to local schools, which ensures a short journey on the school run. Local amenities are nearby, providing everything you could possibly need for daily life. For those who enjoy outdoor pursuits, the property is in close proximity to local parks, offering plenty of space for leisure activities and walks.

In summary, this property, while requiring a full renovation, is a fantastic opportunity for someone looking to put their own stamp on their new home. With its generous space, excellent location and potential for personalisation, it's waiting for the right buyer to realise its full potential.

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

LIVING ROOM 12' 11" x 19' (3.94m x 5.79m) Carpeted, bay window to front, window to rear, ceiling light and power points.

SNUG 7' 11" x 6' 8" (2.41m x 2.03m) Window to rear, ceiling light and power points.

DINING ROOM 13' 1" x 11' 11" (3.99m x 3.63m) Carpeted, bay window to side, ceiling light and power points.

KITCHEN 13' 8" x 9' (4.17m x 2.74m) Carpeted, having a range of wall and base units, window to side, double glazed French door to rear garden, ceiling light and power points.

FIRST FLOOR LANDING Providing access to bedrooms and bathroom.

BEDROOM ONE 12' 11" x 10' 8" (3.94m x 3.25m) Carpeted, window to front, ceiling light and power points.

BEDROOM TWO 12' 11" x 8' 3" (3.94m x 2.51m) Carpeted, window to side and rear, ceiling light and power points.

BEDROOM THREE 7' 8" x 7' 6" (2.34m x 2.29m) Carpeted, window to front and side, ceiling light and power points.

BATHROOM 8' 0" x 4' 11" (2.44m x 1.5m) Having bath with overhead shower, wash basin, window to side, ceiling light.

SEPARATE WC Having window to rear, low level wc and ceiling light.

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:



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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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.

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