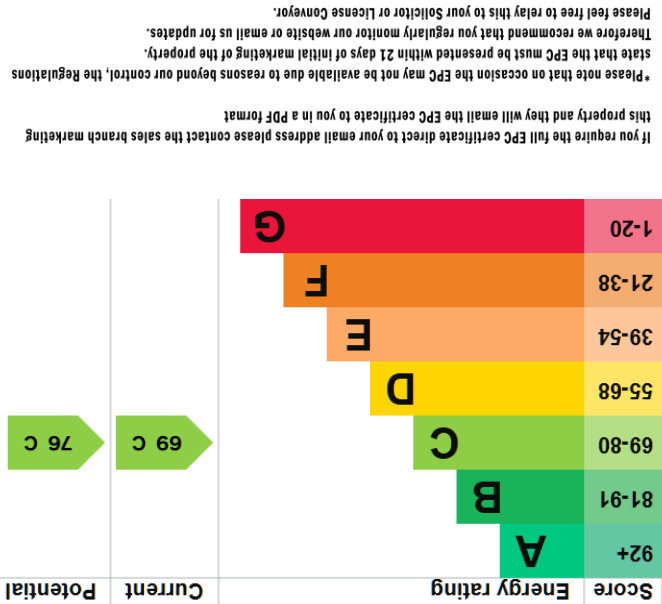


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Extended 3 Bedroom Detached Family Home
- Through Lounge Diner
- Extended Kitchen Diner
- Beautiful Rear Garden
- Utility/Home Office/Playroom



Cotysmore Road, Sutton Coldfield, B75 6BH

Offers In Region Of  
£475,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Occupying a highly sought after location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. This super three bedroom extended detached family home is approached via a large block paved driveway and is entered via an enclosed porch leading to a hallway with guest wc, a spacious through lounge diner, a fitted kitchen and breakfast/sitting/dining area with a multifunctional room off, on the first floor there are three bedrooms and a shower room and to complete the home there is a garage and a beautiful private rear garden.

Homes of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

### ENCLOSED PORCH

**HALLWAY** Having a returning staircase to the first floor with useful storage cupboard beneath, radiator and doors to:

**GUEST WC** Low level WC and wash hand basin.

**LOUNGE DINER** 22' 5" x 10' 5" (6.83m x 3.18m) A spacious through lounge diner with a window to the front and patio doors to the rear, a feature fireplace as the focal point, radiator and coving.

**KITCHEN DINING AREA** 8' x 9' (2.44m x 2.74m) Plus 11' 4" x 9' 4"  
To include a matching range of wall and base mounted units with complementing work surfaces over, sink and drainer unit, wood effect flooring and opening in to the family/dining room with windows to rear and side, a door to the rear garden and further door to:

**UTILITY/OFFICE/PLAYROOM** 10' 9" x 8' 11" (3.28m x 2.72m) Offering a multitude of uses with plumbing and space for white goods and a door to the garage.

From the hallway a staircase rises to the first floor landing and having doors to:

**BEDROOM ONE** 11' 11" x 10' 5" (3.63m x 3.18m) Having a window to the front and radiator.

**BEDROOM TWO** 9' 11" x 11' 8" (3.02m x 3.56m) Having a window to the rear and radiator.

**BEDROOM THREE** 7' 2" x 8' 11" (2.18m x 2.72m) Having a window to the front and radiator.

**SHOWER ROOM** Includes a matching suite with a corner shower cubicle, wash hand basin and low level WC with integrated vanity storage, fully tiled walls, radiator and 2 windows to the side.

**GARAGE** 15' 9" x 9' 2" (4.8m x 2.79m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

To the rear of the home there is a beautiful private garden with a patio area for entertaining, mainly lawned with mature trees, shrubs and flowering borders to the boundaries offering a picturesque setting and being ideal for the family buyer.

Council Tax Band E - Birmingham City Council

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

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- CityFibre, 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

\*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.

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323