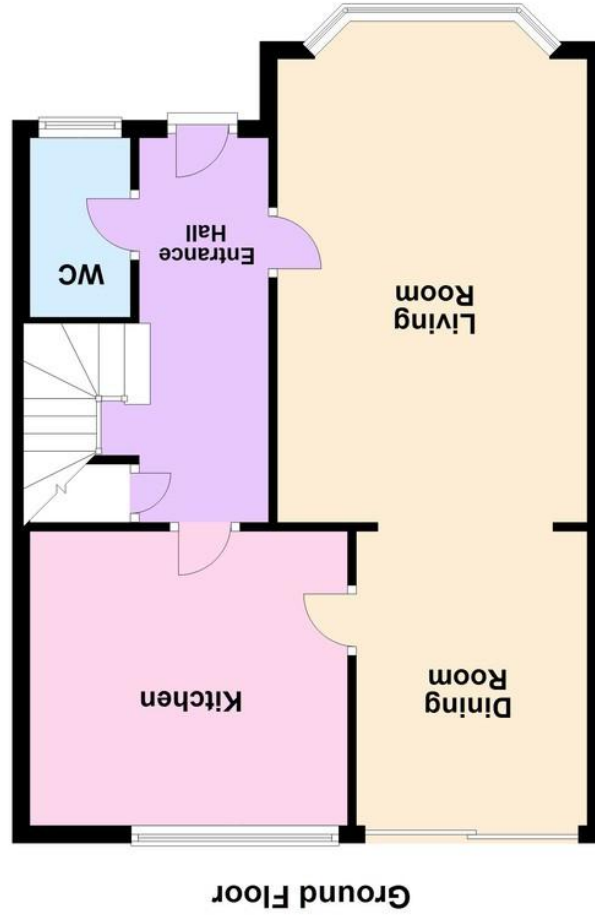
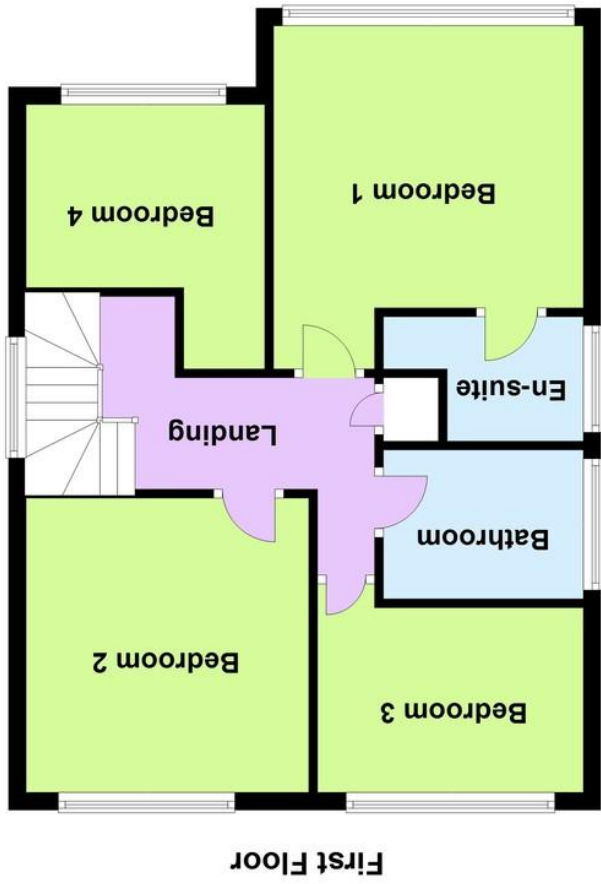
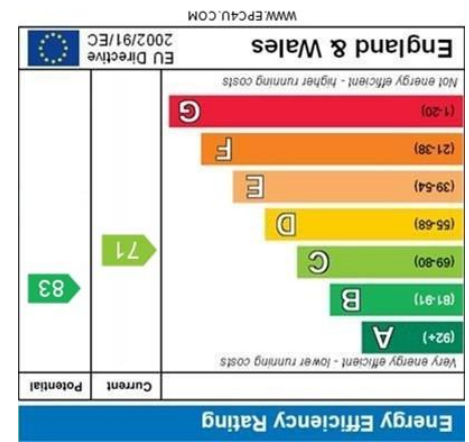


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- FOUR BEDROOM DETACHED HOME
- DETACHED DOUBLE GARAGE
- DRIVEWAY
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES

Hampton Close, New Oscott, Sutton Coldfield, B73 6RQ

Offers over £475,000



Property Description

This immaculate, neutrally decorated, detached property is now available for sale. It presents an incredible opportunity for those seeking a family-oriented home in a tranquil location with excellent public transport links and local amenities. This tastefully appointed property comprises four bedrooms, with the master bedroom being a particular highlight. It is an elegant, generously proportioned room featuring an en-suite and built-in wardrobes, offering both comfort and practicality. The remaining three bedrooms provide ample space for a growing family or for accommodating guests. The heart of the home is undoubtedly the stylishly designed kitchen, providing an ideal space for culinary adventures. Additionally, the property boasts two reception rooms, offering versatile spaces that can be adapted to meet your family's needs, whether that be for relaxation, entertainment, or work. The property's exterior is just as impressive as its interior, with a unique feature being its detached double garage, offering additional storage or parking space. The well-maintained garden area provides a peaceful retreat, perfect for lounging, dining, or play.

Overall, this property offers an impressive blend of space, comfort, and convenience. It is neutrally decorated throughout, allowing new homeowners to adapt and personalise the space to their liking. Its location and features make it an ideal home for families, providing a quiet yet well-connected setting to establish roots. The property is a must-see for anyone seeking a high-quality family home in a desirable location.

ENTRANCE HALL 14' 5" x 4' 10" (4.39m x 1.47m) Providing access to living areas and stairs leading off.

LIVING ROOM 19' 7 max" x 11' 7" (5.97m x 3.53m) Carpeted and having double glazed bay window, radiator, gas fire, ceiling light and power points.

DINING ROOM 11' x 8' 8" (3.35m x 2.64m) Carpeted and having double glazed sliding doors, radiator, ceiling light and power points.

KITCHEN 11' x 11' 11" (3.35m x 3.63m) Having tiled flooring, a range of wall and base units, cooker, gas hob, fridge, freezer, washing machine, double glaze window, ceiling light and power points.

WC 6' 9" x 3' 9" (2.06m x 1.14m) Having low level wc, wash basin, double glazed window and ceiling light.

LANDING Providing access to all four bedrooms and family bathroom.

BEDROOM ONE 12' 10" x 10 min' (3.91m x 3.05m) Carpeted and having double glazed window, fitted wardrobe, radiator, ceiling light and power points.

EN SUITE 4' 8" x 7' 6 max" (1.42m x 2.29m) Having walk in shower, low level wc, wash basin, radiator, double glazed window and ceiling light.

BEDROOM TWO 11' 1" x 9' 9" (3.38m x 2.97m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 7' 10" x 11' 1" (2.39m x 3.38m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM FOUR 9' 10" x 6' 10" (3m x 2.08m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 5' 7" x 7' 7" (1.7m x 2.31m)

DETACHED DOUBLE GARAGE 18' 6" x 17' 5" (5.64m x 5.31m) Having power and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band E - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.8 Mbps.

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

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - 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.

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

