



A large, empty room with a pink carpet, white walls, and a brick fireplace. The room features a large window with dark green curtains and a chandelier hanging from the ceiling.

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- A large, modern brick house with a paved driveway and a garage. The house features a prominent chimney and a gabled roof. The driveway is paved with light-colored bricks, and there is a large green bush on the left side. The sky is blue with some light clouds.

## Offers In Region Of £725,000





## Property Description

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. Approached via a shared block paved driveway to the front the home is entered through a hallway with guest WC, a formal lounge with an Inglenook style fireplace as the focal point, separate dining room, home office/play room and kitchen diner, on the first floor there is currently a master suite with bathroom and dressing room (bedroom 4) a further dressing room off bedroom two and an additional family bathroom, to complete the home there is a double garage and private rear garden.

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

There is no upward chain.

HALLWAY 15' 1" x 3' 6"min (4.6m x 1.07m)

LOUNGE 19' 6" x 12' 11" (5.94m x 3.94m)

DINING ROOM 11' 3" x 12' 10" (3.43m x 3.91m)

OFFICE/SNUG 9' 8" x 9' (2.95m x 2.74m)

KITCHEN/DINER 10' 9" x 17' (3.28m x 5.18m)

LANDING

BEDROOM ONE 10' 9" x 15' 1" (3.28m x 4.6m)plus walkway

BATHROOM 9' 8" x 8' 2" (2.95m x 2.49m)

DRESSING ROOM/BEDROOM FOUR 9' 6" x 11' 2" (2.9m x 3.4m)

BEDROOM TWO 12' x 10' 10" (3.66m x 3.3m)

DRESSING ROOM 5' 5" x 7' 7" (1.65m x 2.31m)

BEDROOM THREE 8' 4" x 11' 2" (2.54m x 3.4m)

FAMILY BATHROOM

DOUBLE GARAGE Remains unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the home there is a private garden with a patio area for entertaining, mainly lawned with trees and shrubs to the boundaries.

Selling on behalf of a corporate client which means that we are unable to obtain all of the information that we would normally do so before marketing this property

Council Tax Band G Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for Three, O2, limited for EE, Vodafone and data likely available for Three, limited for EE, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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.

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.