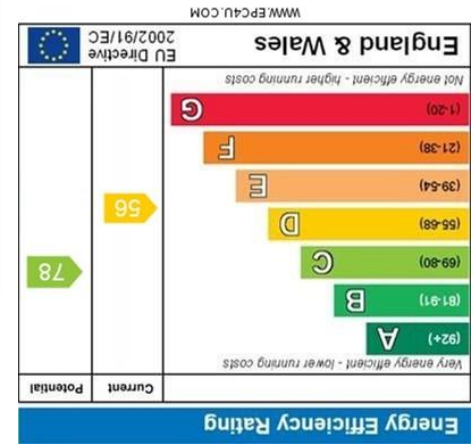


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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 therefore we recommend that you regularly monitor our website or email us for updates.
 State that the EPC must be presented within 21 days of initial marketing of the property.
 Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- NO UPWARD CHAIN
- FANTASTIC TRADITIONAL FAMILY HOME IN VERY SOUGHT AFTER LOCATION
- EXCELLENT COMMUTER ACCESS VIA ROAD AND RAIL
- WELL PLACED FOR LOCAL SCHOOLS AND EXCELLENT SHOPS

Mayfield Road, Wylde Green, Sutton Coldfield, B73 5QL

£650,000



Property Description

This superbly appointed characterful five bed semi-detached property has recently been the subject of a thorough makeover throughout. Retaining many original fixtures the house is located within close proximity of many sought after amenities including desirable schools, local shops and a superior transport network both road and rail. The accommodation on offer briefly comprises a most welcoming hall with feature fire place and guest cloakroom. Doors lead off to separate reception rooms and a contemporary family dining kitchen with access to a utility room. To the first floor there are four bedrooms, two with en-suite shower rooms, and a family bathroom. To the second floor there is a further double bedroom with another en-suite shower room. Outside a driveway provides off road parking and access to the garage/store whilst to the rear sits a generous and mature garden and patio area for garden furniture. An early viewing is essential in order to avoid disappointment.

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

LIVING ROOM Having double glazed bay window to front, radiator, ceiling light and power points.

DINING ROOM Having double glazed French door to rear, radiator, ceiling light and power points.

DOWNSTAIRS WC With low level WC, wash basin and ceiling light.

KITCHEN With a range of wall and base units, kitchen island, cooker, five burner gas hob, microwave, fridge freezer, double glazed window to rear, double glazed French door leading to rear garden, radiators, ceiling light and power points.

UTILITY Having a range of wall and base units, ceiling light and power points.

FIRST FLOOR

LANDING Providing access to four bedrooms and family bathroom.

BEDROOM ONE Having double glazed bay window to front, radiator, ceiling light and power points.

ENSUITE Tiled, double glazed window to side, walk in shower, low level WC, heated towel rail and wash basin.

BEDROOM TWO Having double glazed bay window to rear, radiator, ceiling light and power points.

ENSUITE With walk in shower, low level WC, wash basin, heated towel rail and ceiling light.

BEDROOM THREE Having double glazed bay window to rear, radiator, ceiling light and power points.

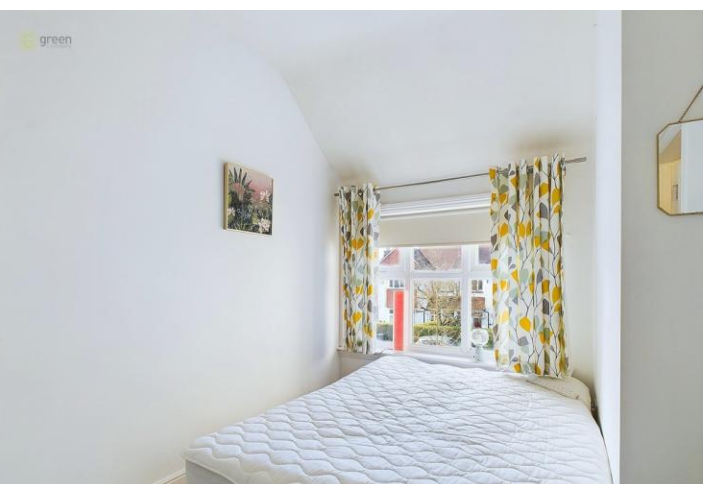
BEDROOM FOUR Having double glazed bay window to front, radiator, ceiling light and power points.

FAMILY BATHROOM Tiled, bath with overhead shower, low level WC, wash basin, ceiling light and heated towel rail.

SECOND FLOOR

BEDROOM FIVE Carpeted, double glazed window to rear, radiator, ceiling light and power points.

ENSUITE With walk in shower, low level WC, wash basin and ceiling light.



Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, O2, limited for Three, Vodafone and data likely available for EE, O2, limited for Three, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 63 Mbps. Highest available upload speed 19Mbps.
 Broadband Type = Ultrafast Highest available download speed 180Mbps. Highest available upload speed 220Mbps.

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

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