

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



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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.
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Walmley | 0121 313 1991



- AN IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOUSE
- ATTRACTIVE THROUGH LOUNGE/DINING ROOM
- FITTED KITCHEN WITH UTILITY ROOM OFF
- THREE GOOD SIZED BEDROOMS
- GARAGE AND MULTI VEHICLE DRIVEWAY
- WELL MAINTAINED PRIVATE ENCLOSED REAR GARDEN

4 Retford Drive, Sutton Coldfield, B76 1DG

£400,000



Property Description

SOUGHT AFTER RESIDENTIAL LOCATION - This immaculately presented three bedroom detached house occupies this sought after residential location on the ever popular New Hall estate. Being conveniently situated for amenities including excellent local schools in the vicinity with public transport on hand and New Hall nature reserve close by.

The accommodation briefly comprises:- Enclosed porch, a attractive through lounge/dining room, superb conservatory, well fitted kitchen, utility room and guest wc, landing, three good sized bedrooms and a well appointed family bathroom. Outside to the front the property is set on a corner plot and is set back behind a multi vehicle driveway providing ample off road parking and access to the garage. To the rear is a well maintained private enclosed rear garden. Internal viewing of this superb property is highly recommended.

Outside to the front the property occupies a pleasant position on the road and is set back behind a neat shaped lawned fore garden with hedgerow to perimeter, multi vehicle block paved driveway providing ample of road parking, with access to the garage, external lighting and gated access to the rear.

ENTRANCE PORCH Being approached by a glazed entrance door with matching side screens.

THROUGH LOUNGE/DINING ROOM Lounge Area; 17' 00" x 12' 04" (5.18m x 3.76m) focal point to room is a feature fireplace with surround and hearth, fitted with an electric fire, double glazed bay window to front, two radiators, stairs of to first floor accommodation and laminate flooring continuing through to:

Dining Area: 10' 09" x 8' 05" (3.28m x 2.57m) Having space for dining table and chairs, radiator, glazed door and serving hatch to kitchen and double glazed sliding patio door giving access to conservatory.

CONSERVATORY 10' 04" x 9' 06" (3.15m x 2.9m) Having double glazed windows to side and rear elevation, double glazed French doors giving access to rear garden and further double glazed sliding patio door giving access to rear garden, laminate flooring.

KITCHEN 10' 08" x 8' 03" (3.25m x 2.51m) Being well fitted with a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with side drainer and mixer tap and complementary tiled splash back surrounds, fitted halogen hob with electric oven beneath, space for fridge, space for further appliance, tiled floor, down lighting, radiator, double glazed window to rear and glazed door leading through to utility room.

UTILITY ROOM 7' 04" x 4' 08" (2.24m x 1.42m) Having a further matching range of base units with work top surfaces over, incorporating inset sink unit with tiled splash back surrounds, space and plumbing for washing machine, wall mounted gas central heating boiler, opaque double glazed window to side, tiled floor, double glazed opaque door giving access out to rear garden and door leading through to guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising low flush WC, wash hand basin with mixer tap and radiator, tiled floor and opaque double glazed window to side elevation.

FIRST FLOOR LANDING Being approached by a staircase flowing from lounge, airing cupboard with hot water cylinder and shelving, opaque double glazed window to side, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 11' 00" x 10' 02" (3.35m x 3.1m) Having laminate flooring, radiator and double glazed window over looking rear garden.

BEDROOM TWO 11' 07" x 9' 01" (3.53m x 2.77m) Having double glazed window to front, radiator, laminate flooring.

BEDROOM THREE 8' 09" x 7' 08" (2.67m x 2.34m) Having double glazed window to front, radiator and laminate flooring.

BATHROOM Being well appointed with a white suite, comprising panelled bath with electric shower over and telephone style mixer tap with shower attachment, pedestal wash hand basin, low flush WC, part tiling to walls, opaque double glazed window to rear elevation, radiator.

OUTSIDE To the rear there is a beautifully maintained, landscaped rear garden, with paved patio area which extends round to the side of the property, with gated access to front, outside tap, timber framed garden shed, further steps lead to neat, circular lawned garden with retaining wall and further paved patio to the top of the garden with garden seating, timber framed garden Summer House with power, external lighting, cold water tap and gate access to the front.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely a availability for Three, O2 & Vodafone limited a availability for EE and data likely availability for Three & Vodafone limited a availability for EE & O2

Broadband coverage -

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

Broadband Type = Superfast Highest available download speed 49 Mbps. Highest a available upload speed 12 Mbps.

Broadband Type = Ultrafast Highest a available download speed 1000 Mbps. Highest a available upload speed 100 Mbps.

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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