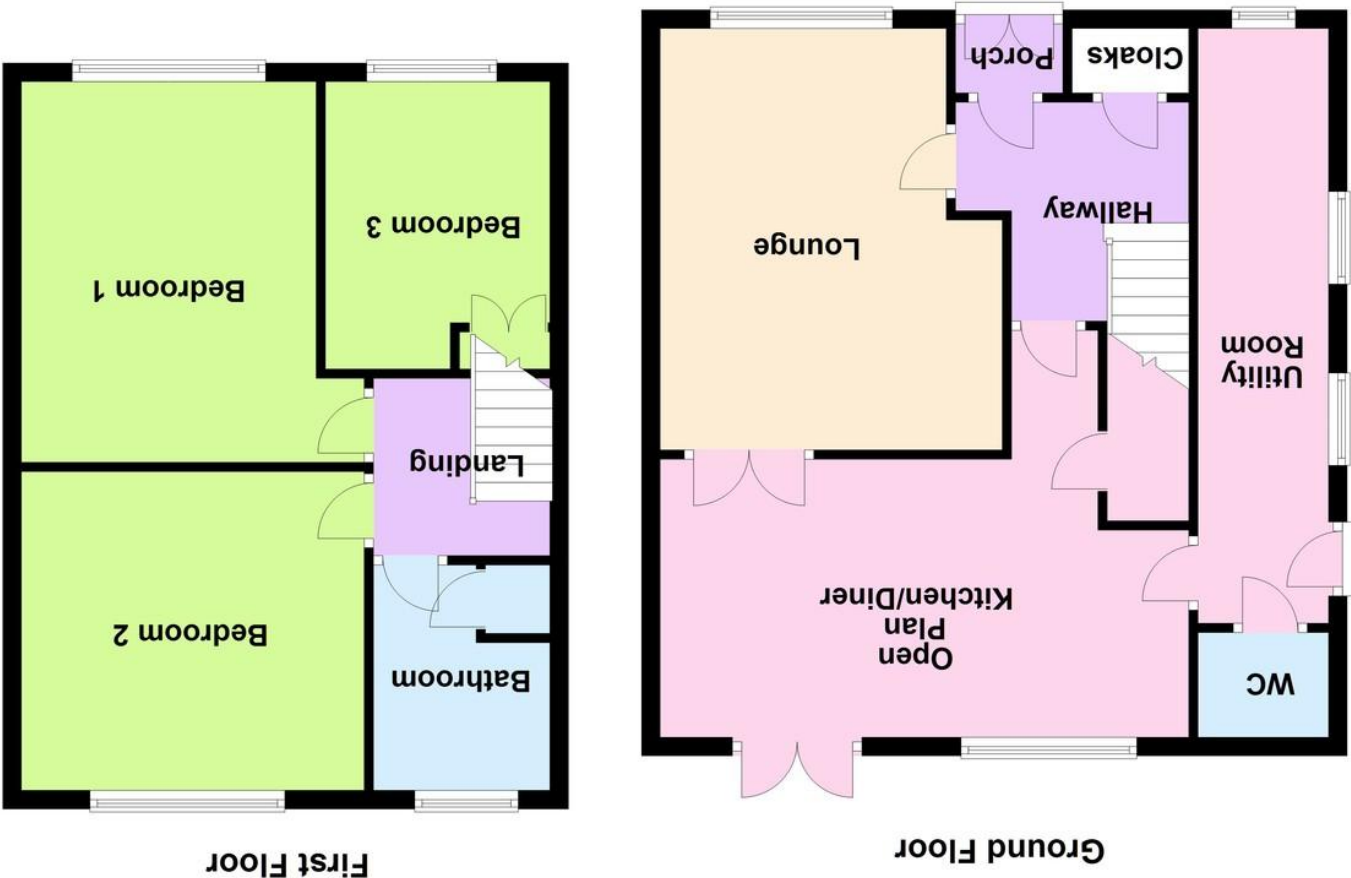


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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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Therefore we recommend that you regularly monitor our website or email us for updates.  
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Walmley | 0121 313 1991



- A RECENTLY REFURBISHED SEMI DETACHED
- ATTRACTIVE FAMILY LOUNGE
- SUPERB OPEN PLAN KITCHEN/DINER
- THREE BEDROOMS
- RE-APPOINTED FAMILY BATHROOM
- DRIVEWAY



Chadwick Road, Sutton Coldfield, B75 7RA

Offers In Excess Of  
£300,000





## Property Description

AN IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE occupying this sought after residential location, conveniently located close to amenities, including a range of excellent local schools in the vicinity and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections, making it an ideal setting for a busy lifestyle.

This residence offers a harmonious blend of modern design and comfort, making it a perfect choice for families and couples alike. The accommodation which is approached by an enclosed porch and welcoming reception hallway, the attractive family lounge is adorned with elegant wood floors that add warmth and charm to the space. The recently refurbished open plan kitchen/diner is perfect for entertaining family and friends. The property boasts three well-proportioned bedrooms, two of which are spacious doubles and the third, a comfortable single. Each bedroom has been meticulously maintained to ensure a relaxing atmosphere for its occupants. The home also boasts a newly refurbished bathroom, thoughtfully designed with modern tastes in mind, offering a serene space to unwind after a long day.

Outside to the front is a neat fore-garden and a driveway providing off road parking and to the rear is a well maintained enclosed landscaped rear garden.

Outside to the front the property is set back from the road behind a driveway and block paved shared pathway, with gated access to the rear.

**RECEPTION HALLWAY** Being approached via a opaque solid wood reception door, stair case with balustrade leading off to first floor accommodation, radiator, useful clocks/storage cupboard off and laminate flooring leading through to lounge.

**LOUNGE** 16' 08" max 14' 05" min x 12' 04" (5.08m x 3.76m) LVT flooring, radiator, double glazed window to front, double wooden doors leading through to kitchen/diner.

**KITCHEN/DINER** 9' 11" x 9' 04" max (3.02m x 2.84m) Having a matching range of wall and base units with low profile work top surfaces over, incorporating under mount sink unit with mixer tap and matching splash back surrounds, induction hob with extractor set in canopy above, built in electric oven, integrated fridge freezer and dish washer, space for table and chairs, useful under stairs pantry/storage cupboard, radiator, double glazed window to rear, double glazed double doors giving access out to rear garden.

**LANDING** Approached via a turning stair case passing double glazed window to side, and access to loft and doors off to bedrooms and bathroom.

**BEDROOM ONE** 12' 05" x 11' 11" max 10' 09" min (3.78m x 3.63m) With double glazed window to front, radiator.

**BEDROOM TWO** 11' 09" max 9' 09" min x 9' 06" max (3.58m x 2.9m) With double glazed window over looking rear garden, radiator.

**BEDROOM THREE** 9' 08" max 6' 08" min x 9' 01" max (2.95m x 2.77m) With double glazed window to front, radiator.

**FAMILY BATHROOM** Having a three piece white suite comprising panelled bath, pedestal wash hand basin, low flush WC, part tiling to walls, fully tiled enclosed shower cubicle with mains fed shower over, ladder heated towel rail and opaque double glazed window to rear elevation and having built in linen storage cupboard.

**UTILITY ROOM/STORAGE** Leading off from the kitchen/diner and having space and plumbing for washing machine and tumble dryer, single glazed window to side, double glazed window to front and single door to side, leading out to front and rear of property.

**DOWN STAIRS WC** Leading off from the utility room and comprising a low flush WC and opaque window to side.

**OUTSIDE** To the rear there is a good sized enclosed garden with full width paved patio, gated access to front, neat lawned garden with shrub borders and fencing to perimeter, cold water tap, security light, decking incorporating seating area and pergola.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely availability for O2 limited availability for EE, Three & Vodafone and data limited availability for EE, Three, O2 & Vodafone.  
Broadband coverage -  
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 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 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.

**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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