



Property Description

****TO BE SOLD WITH NO ONWARD CHAIN****

We are delighted to market this stunning Edwardian period detached four bedroom property in Sutton Coldfield. The property is situated in a popular location with nearby schools and transport links positioned a short walk from Boldmere High Street. This property boasts four spacious double bedrooms, three reception rooms and an extended kitchen/ diner. There is also a spacious family bathroom, shower room and utility area. The property benefits from having a large rear garden and a driveway with access to a tandem garage. You are not short of storage space as within this property there is a very large loft area with power and light not only to the main house but the garage too!

This traditional property built in 1906 is one not to be missed. Check out the 360 tour and book a viewing today!

ENTRANCE HALL Having Minton tile flooring, providing access to downstairs living areas and stairs leading off.

LIVING ROOM 17'9" x 13'10" (5.41m x 4.22m) Having double glazed bay window to front, double glazed French doors providing access to rear patio, radiators, log burner, ceiling lights and power points.

SNUG 11'6" x 11'4" (3.51m x 3.45m) Having double glazed bay window to front, log burner, radiator, wall lights and power points.

OFFICE 10'8" x 11'4" (3.25m x 3.45m) Single glazed window to side, radiator, ceiling light and power points.

KITCHEN / DINING ROOM 15'6" x 17'8" (4.72m x 5.38m) Having tiled flooring, a range of wall and base units, range cooker with gas hob, double glazed window to rear, radiator, ceiling light and power points.

UTILITY ROOM 22'11" x 8'7" (7m x 2.62m) Having tiled flooring, double glazed window to side, double glazed door to side leading to rear garden, radiator, ceiling lights and power points.

SHOWER ROOM 4'9" x 7'8" (1.45m x 2.34m) Having tiled flooring, double glazed window to side, walk-in shower, low level wc, wash basin, radiator and ceiling light.

GARAGE 27' x 9'9" (8.23m x 2.97m) Having power and lighting and loft area with glazed window to front and double glazed Velux windows to rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Providing access to all four bedrooms, family bathroom and separate wc.

BEDROOM ONE 11'7" x 9'5 min" (3.53m x 2.87m) Carpeted, double glazed bay window to front, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM TWO 8'9 min" x 11'11" (2.67m x 3.63m) Carpeted, double glazed bay window to rear, radiator, fitted wardrobes, ceiling light and power points.

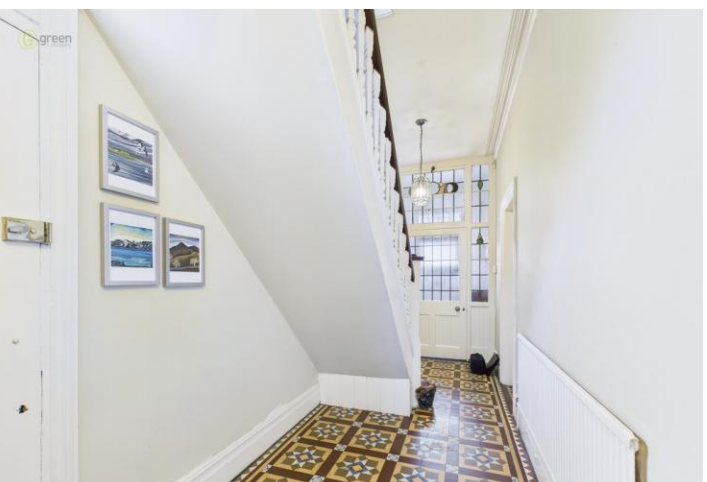
BEDROOM THREE 8'8" x 14'3" (2.64m x 4.34m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BEDROOM FOUR 9'10" x 11'5" (3m x 3.48m) Carpeted, double glazed window to rear, radiator, ceiling light and power points. Loft access via this room.

BATHROOM 6'10" x 11'2" (2.08m x 3.4m) Having tiled flooring, double glazed window to side, bath, walk-in shower, his and hers wash basins, heated towel rail and ceiling light.

SEPARATE WC 3'2" x 4'9" (0.97m x 1.45m) Double glazed window to side, low level wc and ceiling light.

GARDEN An extensive landscaped rear garden with vegetable garden beyond. There is also three sheds providing ample storage space.



Council Tax Band F - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

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

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991