

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



LEGAL READY

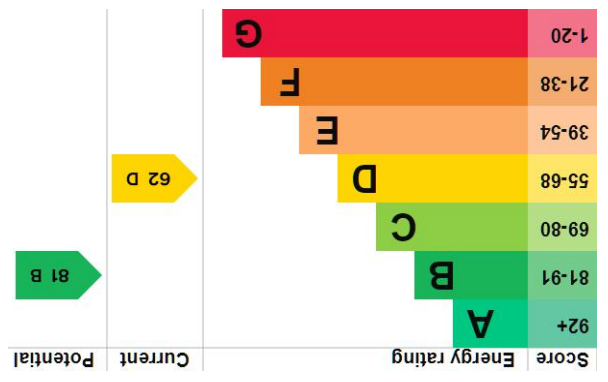
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyor.



Four Oaks | 0121 323 3323



- Exclusive Gated Development Within Streetly
- Potential To Extend Subject To Planning
- Driveway & Detached Double Garage
- Large Hallway
- Two Formal Reception Rooms
- Kitchen & Breakfast Room

Highgate, Streetly, Sutton Coldfield, B74 3HW

£795,000

Property Description

This immaculate three bedroom detached bungalow is situated on an exclusive gated private drive within a sought after area of Streetly. Being ideally placed for many well reputed schools for children of all ages, excellent shopping and dining facilities within Streetly village itself as well as being a stones throw from Sutton Park with endless walking and cycle routes to enjoy the outdoors. The property offers both spacious and versatile living accommodation and sits on a generous plot and affords the ability to be extended subject to necessary planning permissions or would equally suit clients looking to downsize within a peaceful and safe environment. Approached via a deep driveway to the front the home is entered via an enclosed porch which gives access to a large hallway, a formal dining room to the front, an elegant lounge to the rear overlooks the neatly landscaped and private garden, a fitted kitchen and breakfast room with a utility room off, the main bedroom has a dressing area and en suite bathroom, bedrooms two and three share a family bathroom and to complete the home there is a detached double garage.

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

In brief the accommodation comprises:

ENCLOSED PORCH

ENTRANCE HALLWAY 12' 10" x 9' 11" (3.91m x 3.02m) A large entrance hallway with a useful cloaks cupboard off, radiator, coving and doors to:

FORMAL DINING ROOM 14' 10" x 12' 10" (4.52m x 3.91m) A great space for entertaining with two front facing windows, a further window to the side allowing natural light, coving, radiator, a door in to the kitchen diner and double doors leading in to the formal lounge.

FORMAL LOUNGE 19' 11" x 14' 6" (6.07m x 4.42m) This formal lounge is characterised by its generous proportions, features sliding patio doors that lead to the rear garden's patio area. An inviting inglenook fireplace takes centre stage, complete with a charming coal effect gas fire, creating a cosy ambiance for relaxing evenings, coving, radiator, and a door leading in to the hallway.

FITTED KITCHEN/BREAKFAST ROOM 20' 4" x 8' 3" (6.2m x 2.51m) The kitchen includes a matching range of wall and base mounted units with complementing work surfaces over, tiled splash backs and under cupboard lighting, display units, built in double oven and gas hob with extractor fan over, built in fridge freezer, sink and drainer unit, ample space for a dining table and chairs for casual dining, radiator and a window over looking the rear garden.

UTILITY ROOM 8' 4" x 6' 10" (2.54m x 2.08m) To include a further range of base units, sink and drainer unit, plumbing and space for white goods, tiled splash backs, side facing window and a door to front.

From the central hallway further doors lead to:

BEDROOM ONE 13' 10" x 13' 9" (4.22m x 4.19m) A lovely sized master bedroom with a bow window to the front, fitted wardrobes with shelving, hanging and storage space, radiator, coving and opening in to the dressing area with a further range of built in wardrobes with sliding doors and mirrored fronts, built in dressing table, side facing window and a door to the en suite bathroom.

EN SUITE BATHROOM Includes a matching suite with walk in bath/shower, integrated vanity storage with wash hand basin, low level WC, bidet, a window to the side and radiator.

BEDROOM TWO 15' 5" x 9' 9" (4.7m x 2.97m) Having a window to the rear, radiator, coving and built in wardrobe.

BEDROOM THREE 10' x 9' 9" (3.05m x 2.97m) A window to the rear, radiator, coving, built in

wardrobe with sliding mirrored front.

FAMILY BATHROOM A matching white suite with a panelled bath and separate corner shower, wash hand basin, low level WC, radiator and a window to the side.

DETACHED GARAGE 18' 1" x 17' 11" (5.51m x 5.46m) There is a gardeners WC and further storage to the side of the garage. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements) internally there is a double sink unit and tap.

Council Tax Band G Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage -

Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.7Mbps.

Broadband Type = Superfast Highest available download speed 51Mbps. Highest available upload speed 14Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. 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.

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