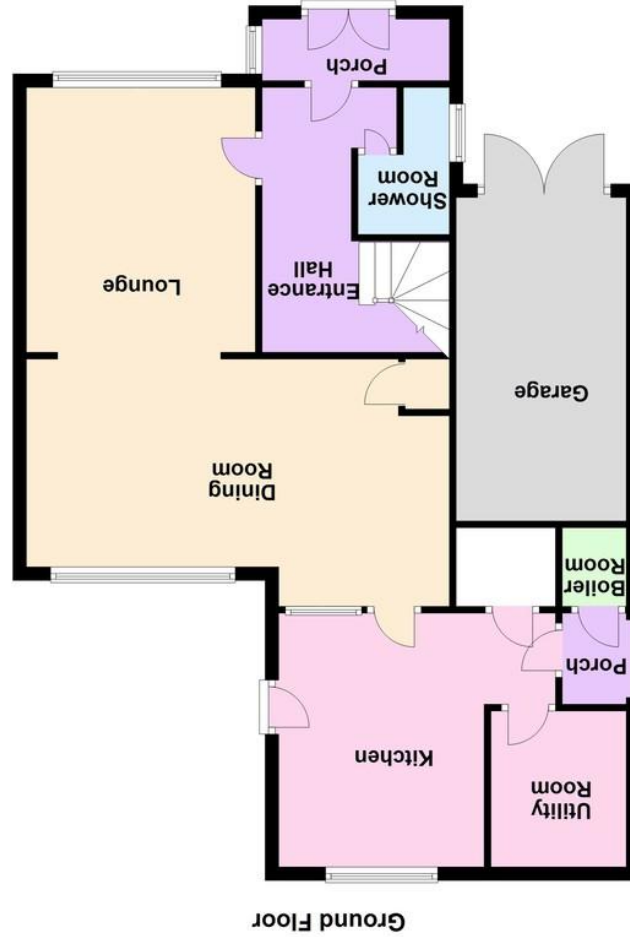
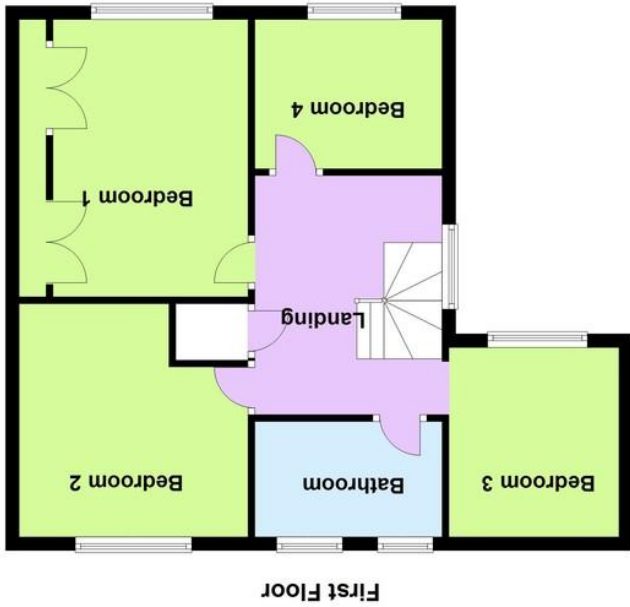
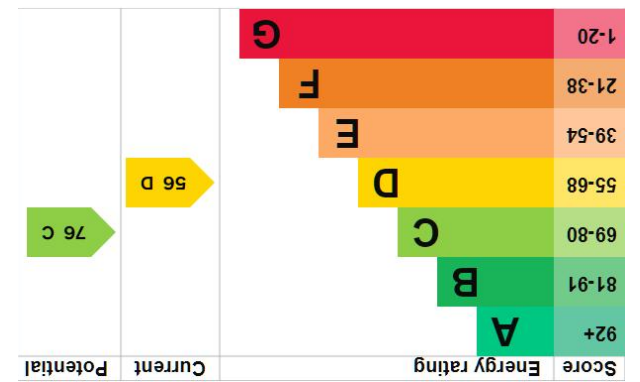


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
 NOT TO SCALE: THIS IS AN APPROXIMATE

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 Plan produced using Planipr.



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



- NO UPWARD CHAIN
- SUPER MATURE PLOT
- GREAT LOCATION OFF BEDFORD ROAD CLOSE TO SUTTON TOWN CENTRE
- LOTS OF POTENTIAL TO IMPROVE TO YOUR CHOICE
- GROUND FLOOR SHOWER ROOM
- SPACIOUS LIVING ACCOMODATION

Honeyborne Road, Sutton Coldfield, B75 6BN

£530,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

WHAT A GREAT OPPORTUNITY to acquire a four bed detached house standing on a superb plot in a cul-de-sac location off Bedford Road.

Being well placed for the Town Centre, local schools and really well located for the commuter via road and rail, this property has lots of potential for improvement to personalise the house to your own choice.

Having double glazing and central heating the accommodation has the advantage of a ground floor shower room.

In more detail the accommodation comprises;

**ENTRANCE PORCH** With double glazed double doors and side window and door leading into:-

**RECEPTION HALL** With radiator and stairs leading off.

**SHOWER ROOM** With double glazed window, low level WC, wash basin, separate shower compartment and tiled flooring.

**LOUNGE** 12' 10" x 11' (3.91m x 3.35m) With double glazed window, radiator, gas fire with surround and open archway to:-

**LARGE DINING ROOM** 11' 8" max 10' min x 20' (3.56m max 3.05m min x 6.1m) With two radiators, double glazed window to rear, storage cupboard and door leading to:-

**KITCHEN** 12' 4" x 10' (3.76m x 3.05m) With double glazed window, exterior side door, stainless steel sink unit, base cupboards and wall cupboards, radiator and pantry cupboard.

**UTILITY** 7' 2" x 6' 8" (2.18m x 2.03m) With plumbing for washing machine and stainless steel sink unit.

**REAR PORCH** With access to boiler house.

**FIRST FLOOR LANDING** With double glazed window.

**BEDROOM ONE** 13' x 9' 3" plus wardrobes (3.96m x 2.82m) With radiator, double glazed windows and wardrobes along one wall.

**BEDROOM TWO** 10' x 11' (3.05m x 3.35m) With radiator and double glazed window.

**BEDROOM THREE** 9' 1" x 8' 7" (2.77m x 2.62m) With double glazed window to front and radiator.

**BEDROOM FOUR** 6' 9" x 8' 5" (2.06m x 2.57m) With radiator and double glazed window.

**OUTSIDE**

**GARAGE** 15' 9" x 8' (4.8m x 2.44m) With double doors to front, electric and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GARDENS** The house stands behind a lawned foregarden together with tarmac drive and further adjacent parking area. There is gated access to the left hand boundary. To the rear is a good size mature garden with patio area, cold water tap, extensive lawns, a variety of shrubs and trees and very useful precast concrete STORE ROOM suitable for a variety of uses.

Council Tax Band E Birmingham City Council

**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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