

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



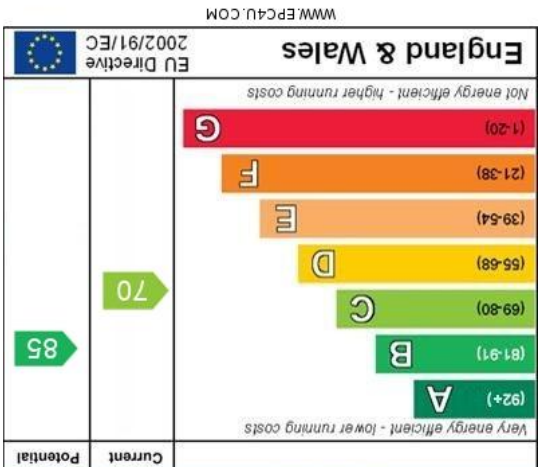
LEGAL READY

"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.



Walmley | 0121 313 1991



- AN IMMACULATELY PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN LIVING ROOM
- EXTENDED COMPREHENSIVELY FITTED KITCHEN/DINER
- THREE GOOD SIZE BEDROOMS
- WELLAPPOINTED FAMILY BATHROOM
- GOOD SIZE WELL MAINTAINED

63 Lingard Road, Sutton Coldfield, B75 7EA

£300,000



Property Description

INTERNAL VIEWING ESSENTIAL. This immaculately presented extended three bedroom semi detached house, occupies this popular residential location, close to amenities, local schools with public transport on hand, local shops within the vicinity, and transport links providing access into Sutton Coldfield Town centre, Birmingham City Centre and motorway connections. The accommodation which has undergone many cosmetic improvements through out to a high specification, briefly comprises enclosed porch, attractive open plan lounge, extended fitted kitchen/diner, landing, three good size first floor bedrooms and a well appointed family bathroom. Outside the property is set back from the road behind a fore garden and multi vehicle driveway and to the rear there is good size well maintained enclosed garden. Internal viewing of this property is highly recommended.

Outside to the front the property is set back well back from the road behind a multi vehicle tarmacadam driveway, driveway giving access to the side, low maintenance fore garden with shrubs and hedgerow.

ENCLOSED PORCH Being approached by a double glazed entrance door with opaque double glazed matching side screens.

LOUNGE 18' 10" x 14' 02" (5.74m x 4.32m) Having down lighting, two radiators, laminate flooring, stairs off to first floor accommodation, chimney breast with fireplace, double glazed bow window to front, double glazed window to side and door leading through to extended open plan kitchen/diner.

EXTENDED OPEN PLAN KITCHEN DINER

KITCHEN AREA 16' 05" x 11' 06" (5m x 3.51m) Having a matching range of wall and base units with solid wood worktop surfaces over, incorporating inset Belfast sink unit with antique style mixer tap and tiled splash back surrounds, fitted induction hob with built in electric cooker beneath, integrated dish washer and tumble dryer, integral fridge/freezer, double glazed window to front with double glazed door, double glazed window to rear, radiator, built in under stairs storage cupboard and laminate flooring continuiung through to the dining area.

DINING AREA 10' 04" x 9' 11" (3.15m x 3.02m) With further radiator, space for dining table and chairs and double glazed sliding patio door giving access out to rear garden.

FIRST FLOOR LANDING Approached via a staircase with balustrade passing double glazed window to side with doors leading off to bedrooms and bathroom.

BEDROOM ONE 13' 01" x 10' 01" (3.99m x 3.07m) Having double glazed window over looking rear garden, radiator.

BEDROOM TWO 12' 03" x 9' 10" (3.73m x 3m) Having double glazed window to front, coving to ceiling, radiator.

BEDROOM THREE 9' 10" x 8' 01" (3m x 2.46m) Having double glazed window to front, radiator, useful built in under stairs storage cupboard,

BATHROOM Having a white suite comprising panelled bath with electric shower over and fitted shower screen, pedestal wash hand basin, low flush WC, full complementary tiling to walls, chrome ladder heated towel rail, cupboard housing gas central heating boiler, down lighting and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a pleasant well maintained enclose garden with decked seating area with retaining wall and steps leading to neat lawned garden, to the top of the garden there is a useful timber framed shed and Summer house, variety of mature shrubs and trees, fencing to perimeter, external lighting, cold water tap,

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice limited availability for EE, Three, O2 & Vodafone and data no availability for EE limited availability for Three, O2 & Vodafone
Broadband coverage -
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 69 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:- Virgin Media & 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.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 313 1991