

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

Boldmere | 0121 321 3991



- FIVE BEDROOM MID TERRACE HOME
- DRIVEWAY PROVIDING OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES

Harman Road, Wylde Green,
 Sutton Coldfield, B72 1AH

Offers Over £425,000



Property Description

Located in a sought-after area, this impressive terraced property is now available for sale. Boasting five bedrooms and two reception rooms, this home is ideal for families seeking ample space and comfort. The property is in good condition, offering a blend of modern features and traditional charm. The master bedroom is a standout feature, complete with built-in wardrobes providing plenty of storage space. High ceilings throughout the property add to the sense of space and light. With the added benefit of a driveway which ensures convenience for residents with vehicles this property really is the perfect family home. Situated in a location with excellent public transport links, nearby schools, and local amenities, this property offers both convenience and a sense of community.

Don't miss the opportunity to view this property that offers a rare combination of space, comfort, and convenience. Contact us today to arrange a viewing and discover the potential of this wonderful family home.

ENTRANCE PORCH 3' 7" x 2' 10" (1.09m x 0.86m)

ENTRANCE HALL Providing access to the lounge and kitchen/breakfast room.

LOUNGE 14' 8" x 12' 3" (4.47m x 3.73m) Carpeted, having double glazed bay window, radiator, ceiling light and power points.

KITCHEN/BREAKFAST ROOM 21' 3" x 8' 9" (6.48m x 2.67m) Having tiled flooring, range of wall and base units, one double and one single glazed window, cooker, gas hob, ceiling light and power points.

DINING ROOM 11' 11" x 9' 9" (3.63m x 2.97m) Carpeted, double glazed double French doors, radiator, ceiling light and power points.

UTILITY ROOM 5' x 6' 5" (1.52m x 1.96m)

DOWNSTAIRS SHOWER ROOM 4' 6" x 8' 3" (1.37m x 2.51m) Having walk-in shower, low level wc, heated towel rail, wash basin, double glazed window and ceiling light.

FIRST FLOOR LANDING Providing access to three bedrooms and family bathroom.

BEDROOM ONE 11' 11" x 12' 4" min (3.63m x 3.76m) Carpeted, two double glazed windows, radiator, fitted wardrobes, built-in cupboard ceiling light and power points.

BEDROOM TWO 12' 6" x 9' 9" (3.81m x 2.97m) Carpeted, single glazed window, built-in cupboard, radiator, ceiling light and power points.

BEDROOM THREE 9' 11" x 8' 11" (3.02m x 2.72m) Carpeted, double glazed window, radiator, ceiling light and power points.



FAMILY BATHROOM 9' 5" x 6' (2.87m x 1.83m) Having laminate flooring, single glazed window, bath, wash basin, low level wc, bidet and ceiling light.

SECOND FLOOR LANDING Providing access to bedrooms four and five.

BEDROOM FOUR 13' 2" x 8' 4" (4.01m x 2.54m) Carpeted, double glazed window, double glazed Velux window, radiator, ceiling light and power points.

BEDROOM FIVE 18' 5" x 6' 11" (5.61m x 2.11m) Carpeted, double glazed window, radiator, ceiling light and power points.

Council Tax Band C - Birmingham City

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

Mobile coverage - voice and data available for EE, Three, 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 64 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

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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