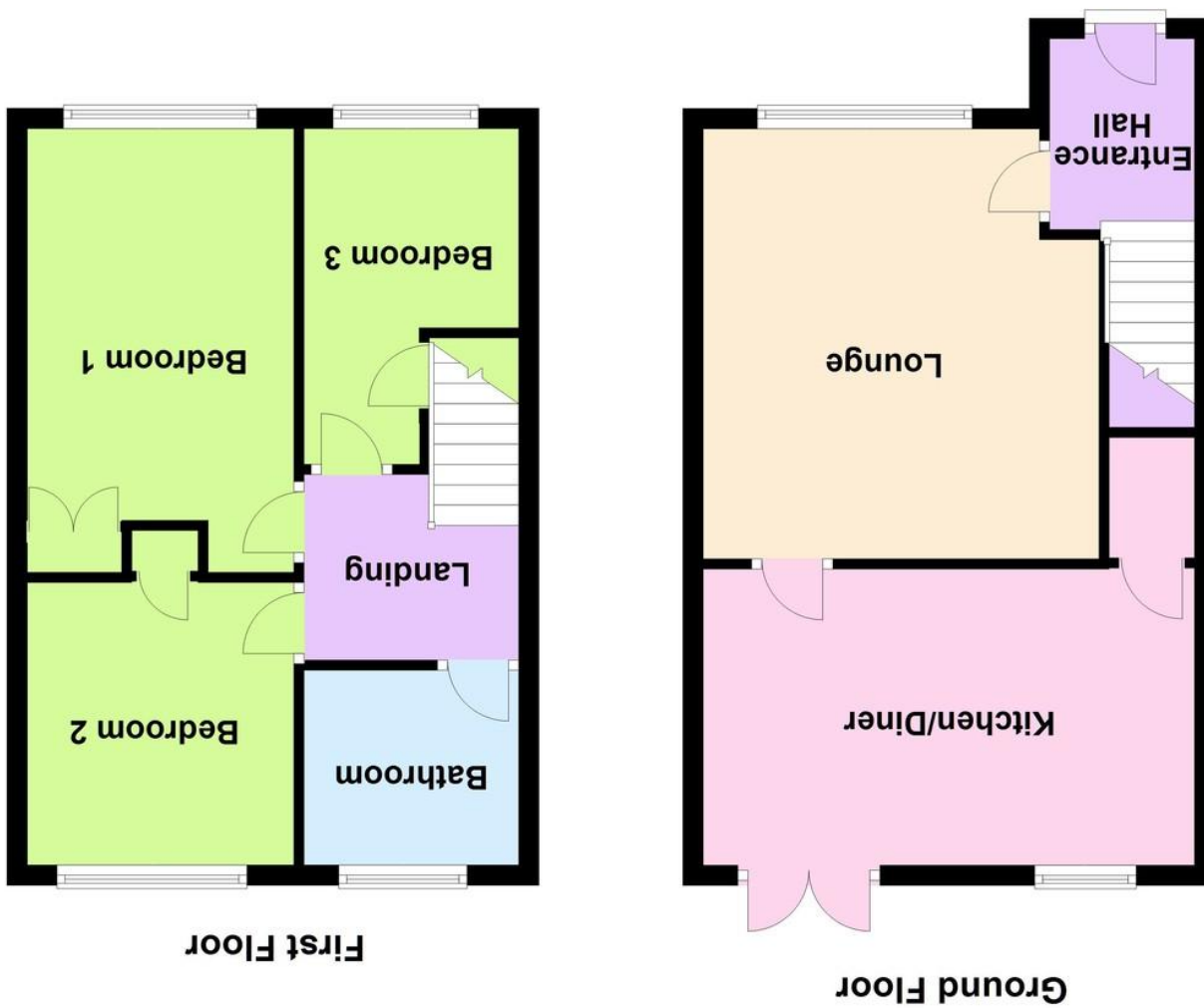
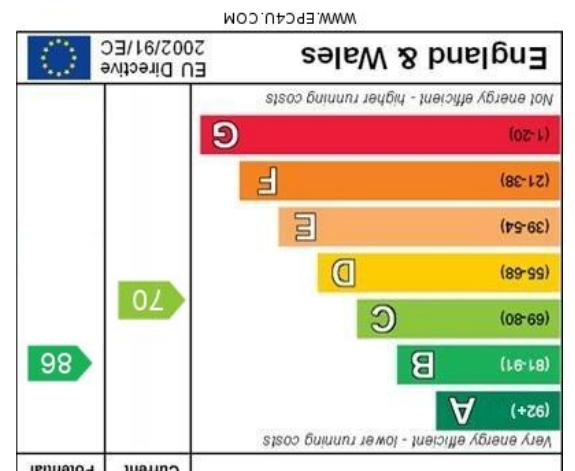


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed Date



- A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI
- ATTRACTIVE LOUNGE
- COMPREHENSIVELY RE-FITTED KITCHEN/DINER
- THREE BEDROOMS
- WELL APPOINTED BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN

20 Dickinson Drive, Newhall, Sutton Coldfield, B76 1FP

Offers In Region of
 £315,000

Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

POPULAR RESIDENTIAL LOCATION - This immaculate presented modern semi-detached house occupies this popular residential location and is strategically positioned near public transport links, local amenities, schools, green spaces, and even walking and cycling routes. It is an ideal haven for families, offering a blend of comfort and convenience.

The accommodation which has undergone many cosmetic improvements to a high specification throughout briefly comprises:- Welcoming reception hall, the attractive lounge ideal for welcoming guests and spending quality time with family and is a perfect blend of comfort, elegance, and modern living. To the heart of this home is the open-plan kitchen/diner, which has been recently refurbished and equipped with modern appliances. It also includes a dining space perfect for family meals and entertaining guests.

To the first floor are three bedrooms, two of which are double rooms offering ample space, and a cosy single room. These rooms are well-lit, providing a warm and inviting atmosphere. The well appointed family bathroom featuring modern fittings and a refreshing ambience. It provides a serene space to unwind at the end of the day.

One of the unique features of this property is the provision of parking space, a valuable asset in today's property market. Also, a beautiful garden surrounds the house, offering a perfect space for relaxation, outdoor activities, and perhaps a spot of gardening, if you are so inclined.

In conclusion, this semi-detached house is not just a property, it's a lifestyle. Don't miss out on this opportunity to own a piece of this serene neighbourhood.

Having a private driveway and is set back behind a multi vehicle driveway providing ample off road parking with timber double opening gates giving access to hard standing providing additional secure off road parking.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Being approached via an opaque double glazed reception door with laminate flooring, radiator, stairs off to first floor accommodation and door through to lounge.

LOUNGE 13' 11" x 12' 00" max 10' 10" min (4.24m x 3.66m) Focal point to room is a feature chimney breast with inset fire place, radiator, double glazed window to front and door leading through to kitchen/diner.

KITCHEN/DINER 15' 06" x 9' 07" (4.72m x 2.92m) Having a comprehensive bespoke range of Howdens high gloss wall and base units with work top surfaces over, incorporating inset one and half bowl sink unit with mixer tap and splash back surrounds, fitted halogen hob with splash back and stylish extractor hood over, built in electric cooker beneath, integrated dish washer, integral fridge/freezer, down lighting, designer radiator, space for dining table and chairs, double glazed window to rear, double glazed door giving access out to rear garden.

LANDING Approached via a stair case from reception hallway with balustrade, double glazed window to side, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 14' 09" max x 8' 02" (4.5m x 2.49m) Having built in double wardrobe, radiator and double glazed window to front elevation.

BEDROOM TWO 8' 09" x 8' 05" (2.67m x 2.57m) Having built in double wardrobe, radiator and double glazed window to rear elevation.

BEDROOM THREE 10' 09" max 6' 07" min x 6' 05" (3.28m x 1.96m) Having built in double wardrobe, radiator and double glazed window to front elevation.

BATHROOM Having a white suite comprising "P" shaped panelled bath with mixer tap and shower over, wash hand basin with mixer tap, low flush WC, part complementary tiling to walls, designer ladder heated towel rail, down lighting, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a pleasant good sized South Easterly facing private rear garden with full width paved patio and pathway leads to neat lawn, good sized timber framed garden shed with light and power, hard standing to the side of the property with double timber opening gates to front, outside cold water tap and security light.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely availability for EE, Three & O2 limited availability for Vodafone and data likely availability for EE & Three limited availability for O2 & Vodafone

Broadband coverage -
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 74 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

