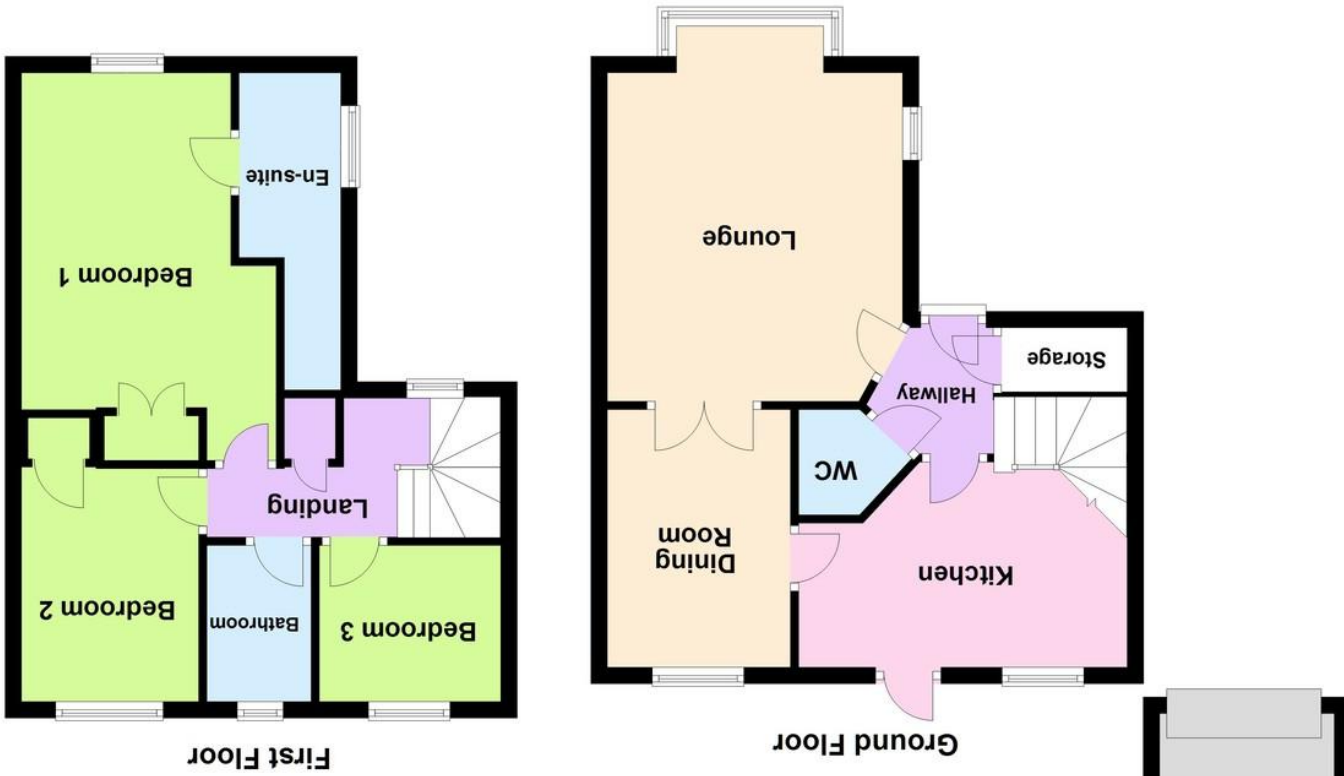
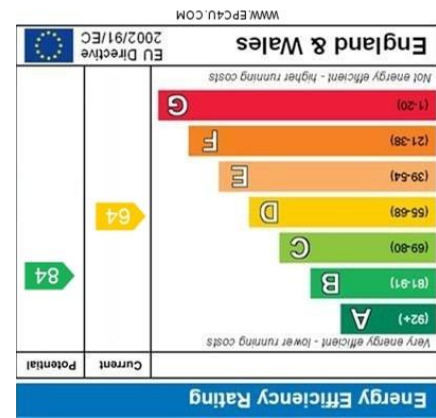


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 WELL PRESENTED THREE BEDROOM DETACHED HOUSE
- FAMILY LOUNGE AND SEPARATE DINING ROOM
- FITTED KITCHEN
- THREE BEDROOMS - MASTER EN-SUITE

5 Danbury Close, Walmley, Sutton Coldfield, B76 2BW

£375,000

Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

OFFERED WITH NO UPWARD CHAIN. This modern style three bedroomed detached family home, built to the Bryant Bromley design and specification, occupies this popular residential location, close to amenities and local schools and shops with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises, entrance porch, reception hallway, guest cloakroom, family lounge, separate dining room, fitted kitchen, superb, galleried landing, three bedrooms, master with an en-suite, family bathroom. Outside to the front, the property is set back from the road, behind a driveway giving access to the garage and to the rear there is a well maintained, private, enclosed garden. Early internal viewing of this property is recommended which is available with no upward chain.

ENTRANCE HALLWAY With doors off to lounge, kitchen, guest cloakroom, under stairs storage cupboard and stairs leading to first floor landing.

LIVING ROOM 13' 1" x 12' 5" (3.99m x 3.78m) Having double glazed wooden frame bay window to front, double glazed wooden frame window to side, radiator, gas fire with separate surround and doors off leading to:

DINING ROOM 9' 9" x 7' 11" (2.97m x 2.41m) With double glazed wooden frame window to rear, radiator and door leading to:

KITCHEN 13' 11" x 6' 10" (4.24m x 2.08m) With integrated oven, hob and extractor over, integrated slim line dishwasher, integrated washing machine, integrated fridge, a range of wall and base units with tiled splash backs, one and a half bowl stainless steel sink, double glazed wooden frame window to rear, tiled flooring, radiator, door to hallway and double glazed wooden frame door opening onto garden.

GUEST CLOAKROOM With low level WC, wash hand basin and heated towel radiator.

FIRST FLOOR LANDING Having double glazed wooden frame window to front, airing cupboard off landing and doors leading into bedroom one.

BEDROOM ONE 10' 6" x 7' 10" (3.2m x 2.39m) With double glazed wooden frame window to front, radiator, fitted wardrobes and door leading through to en-suite shower room.

EN-SUITE SHOWER ROOM With double glazed wooden frame obscure window to side, single shower cubicle, wash hand basin, low level WC, half tiling to walls and heated towel rail.

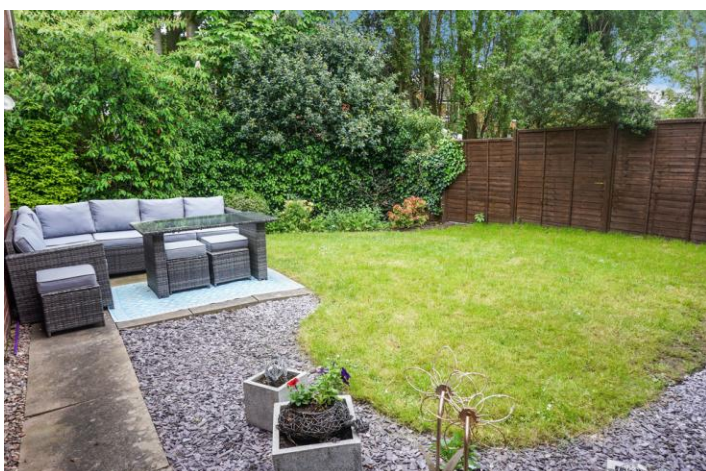
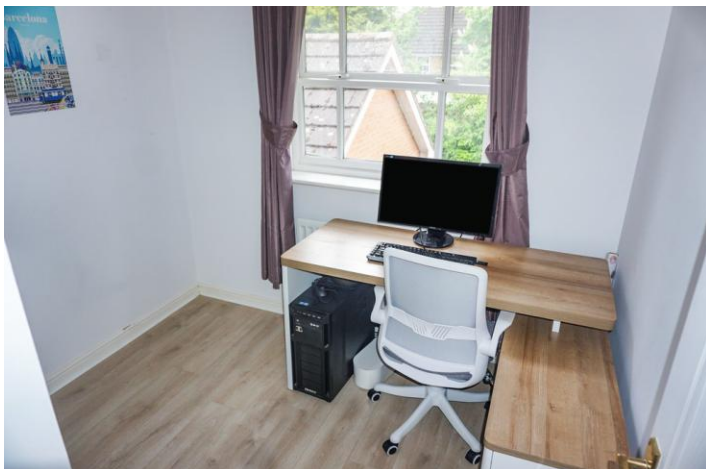
BEDROOM TWO 10' 3" x 7' 10" (3.12m x 2.39m) With double glazed wooden frame window to rear, fitted wardrobes and radiator.

BEDROOM THREE 8' 6" x 6' 11" (2.59m x 2.11m) With double glazed wooden frame window to rear and radiator.

FAMILY BATHROOM Comprising of panelled bath with power shower over and glass shower screen, heated towel rail, vanity sink unit with low level WC incorporated, spot lights to ceiling and double glazed wooden frame obscure window to rear.

GARAGE 17' 9" x 8' 11" (5.41m x 2.72m) With up and over door, wooden framed door to the rear with access into the garden and power points.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band D - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 49 Mbps. Highest available upload speed 12 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

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?

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