

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



- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- DRIVEWAY PROVIDING OFF ROAD PARKING

Darnick Road, Sutton Coldfield, B73 6PF

£475,000



Property Description

This charming property features 3 bedrooms, 1 bathroom, and a contemporary floor plan. The ground floor is designed for comfortable living, boasting a well-equipped kitchen, and a living room complete with a cosy fireplace. The dining area provides ample space for gatherings, accentuated with natural light that cultivates a warm, homely ambience. The first floor houses a bath-fitted bathroom, three generously-sized bedrooms, and another WC for convenience. The property is enviably located, providing easy access to delicious dining options like the Miller & Carter Sutton Park Steak House, and a variety of shopping prospects at the Princess Alice Retail Park nearby. This abode impeccably combines urban living with homely comfort for a uniquely welcoming living experience.

Give us a call now to book your viewing!

PORCH Providing access to the entrance hallway.

ENTRANCE HALL Providing access to the downstairs living areas with stairs leading off.

DINING ROOM 12' 0" x 11' 11" (3.66m x 3.63m) Having double glazed bay window, radiator, ceiling light and power points.

LIVING ROOM 11' 8" x 14' 4" (3.56m x 4.37m) Having double glazed sliding doors to rear garden, radiator, ceiling light and power points.

KITCHEN 8' 0" x 10' 2" (2.44m x 3.1m) Having a range of wall and base units, cooker, double glazed window to rear, tiled flooring, double glazed French door to side, ceiling light and power points.

GUEST WC Window to side, low level wc, wash basin and ceiling light.

FIRST FLOOR LANDING Providing access to all three bedrooms, bathroom and separate wc.

BEDROOM ONE 11' 9" x 11' 4" (3.58m x 3.45m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BEDROOM TWO 11' 8" x 9' 6" (3.56m x 2.9m) Carpeted, double glazed bay window to front, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM THREE 6' 6" x 11' 0" (1.98m x 3.35m) Double glazed window to rear, radiator, ceiling light and power points.

BATHROOM 4' 9" x 7' 11" (1.45m x 2.41m) Double glazed window to side, bath with overhead shower, heated towel rail, wash basin and ceiling light.

SEPERATE WC Having double glazed window to side, low level wc and ceiling light.

Council Tax Band D - Birmingham City Council

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

Mobile coverage - limited voice available for EE, Three, O2 and Vodafone and limited data available for EE, Three 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 71 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 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.

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WANT TO SELL YOUR OWN PROPERTY?

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