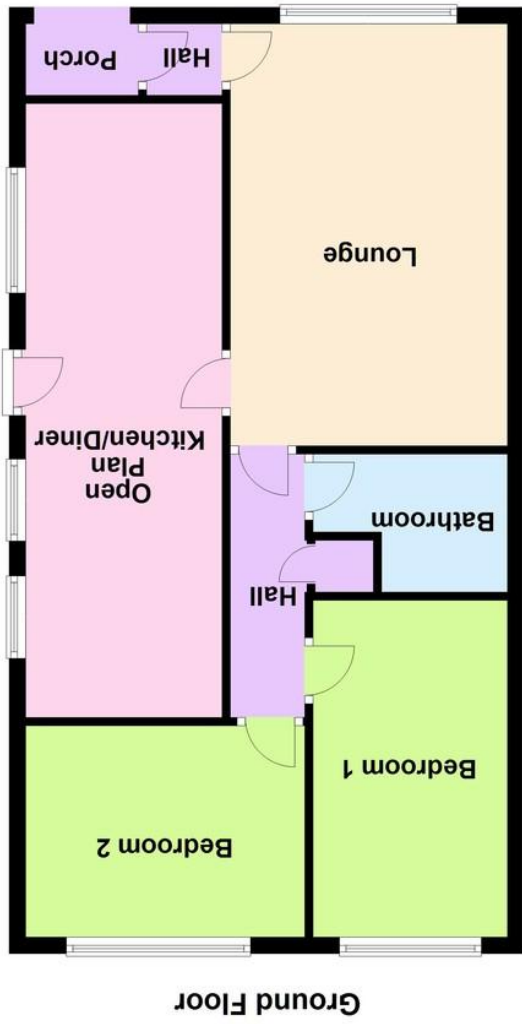
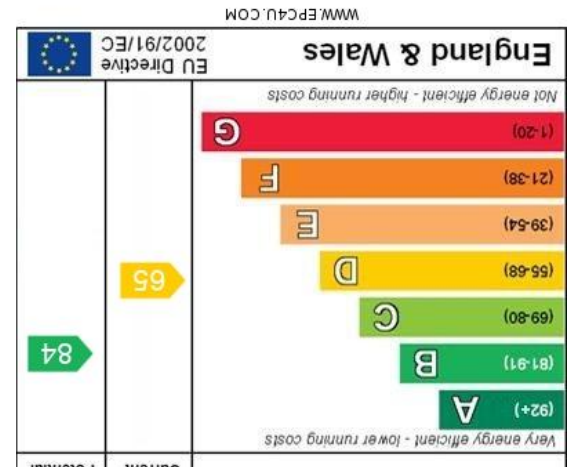


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 TWO BEDROOM DETACHED BUNGALOW
- POPULAR CUL-DE-SAC LOCATION
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN / DINER
- TWO DOUBLE BEDROOMS
- SHOWER ROOM

1 Darnford Close, Wylde Green, Sutton Coldfield, B72 1YU

Offers In Region Of
 £310,000



Property Description

POPULAR CUL-DE-SAC LOCATION - This two bedroom detached bungalow is situated in this popular Cul-de-sac location close to public transport links making commuting easy, and local amenities are within walking distance, providing convenience for your daily needs.

The accommodation which offers scope and potential to update throughout is approached via an entrance hallway, The spacious lounge is a highlight, boasting a charming fireplace that adds character to the space. It is the perfect area to entertain guests or enjoy a quiet evening. The open-plan kitchen/diner offering an ample dining space where you can enjoy your meals. The bungalow hosts two spacious double bedrooms, perfect for a couple or a small family and there is a family shower room.

Outside to the front the bungalow occupies a good sized corner plot and is set back behind a fore garden and a driveway proving access to the detached garage. To the rear is a good sized enclosed rear garden offering an outdoor haven for relaxation and enjoyment.

This bungalow holds an enormous potential for transformation into a contemporary and comfortable home. With its unique features and prime location, it could be the perfect choice for couples looking to put their stamp on their next home.

Outside to the front the property occupies a commanding position on a corner plot set back behind a neat lawned fore garden, with hedgerow and pathway, driveway providing off road parking and access to the detached garage.

STORM PORCH With wall light point and tiled floor, front door leading through to porch.

ENTRANCE PORCH Being approached via an opaque double glazed entrance door and door leading through to lounge.

LOUNGE 17' 00" x 11' 03" (5.18m x 3.43m) Being a dual aspect room with double glazed window to front and single glazed window to side elevation, fireplace with surround and hearth, coving to ceiling, two radiators, door leading through open plan kitchen/diner and further door through to inner hallway.

KITCHEN/DINING ROOM 24' 07" x 8' 00" (7.49m x 2.44m) Kitchen area having a matching range of wall and base units with worktop surfaces over, incorporating inset sink unit with mixer tap and tiled splash back surrounds, fitted gas hob, double oven, space and plumbing for washing machine, space for fridge/freezer, wall mounted gas central heating boiler, double glazed window to side, laminate flooring, opaque double glazed door giving access to rear garden and opening through to dining area: having two double glazed windows to side, two radiators, door through to inner hallway.

INNER HALLWAY Having doors leading off to bedrooms and bathroom, airing cupboard housing hot water cylinder.

BEDROOM ONE 13' 07" x 8' 02" (4.14m x 2.49m) Having a range of built in wardrobes, double glazed window to rear and radiator.

BEDROOM TWO 10' 09" x 8' 06" (3.28m x 2.59m) Having a range of built in wardrobes, double glazed window over looking rear garden and radiator.

REAPPOINTED SHOWER ROOM Having a whites suite comprising vanity wash hand basin, cupboards beneath, lo flush WC, full complementary tiling to walls and floor, chrome ladder heated towel rail, enclose fully tiled shower cubicle with electric shower over, down lighting, chrome ladder heated towel rail and opaque double glazed window to side elevation.

OUTSIDE to the rear there is good sized South facing garden with full width paved patio, with steps to neat lawn with a variety of shrubs and trees, fencing to perimeter, gated access to front.

DETACHED GARAGE (UNMEASURED) With up and over door to front, light and power and pedestrian access door leading to the garden.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data limited availability for EE, Three, O2 & Vodafone

Broadband coverage -

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 77 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