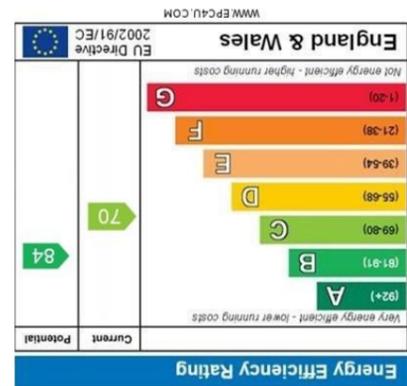


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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.



Boldmere | 0121 321 3991



- THREE BEDROOM DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER CUL DE SAC LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- LARGE REAR GARDEN
- GREAT TRANSPORT LINKS

Conchar Close, Sutton Coldfield, B72 1LN

Offers over £500,000

## Property Description

Presenting an immaculate, detached bungalow on the market for sale. This property is perfect for families and couples alike and is favourably located with excellent public transport links, nearby schools, local amenities, and is nestled in a quiet neighbourhood. The sizeable property boasts a single, well-maintained reception room that serves as a comfortable gathering space for guests and family members. A fully-equipped kitchen forms the heart of the home. The bungalow offers three bedrooms. The master bedroom is notably spacious, equipped with built-in wardrobes, providing ample storage space and further enhancing the room's functionality. Bedroom number two is a well-proportioned double room, flooded with natural light, making it an inviting and comfortable space for rest and relaxation, followed by a single third bedroom. The property has one shower room, enhancing the practicality of the home. This bungalow has been maintained to a high standard and is in an immaculate condition, ready for you to move in and start the next chapter of your life.

Don't miss this unique opportunity to purchase a detached bungalow in this sought-after location. This property provides the perfect blend of tranquillity and convenience, making it an ideal home for families and couples. The location and condition of this property make it a real gem on the market. Arrange a viewing today to fully appreciate what this property has to offer.

**ENTRANCE HALL** Providing access to all living areas.

**LIVING ROOM** 17' 5" x 11' 11" (5.31m x 3.63m) Having double glazed window to side, double glazed French doors providing access to conservatory, radiator, ceiling light and power points.

**KITCHEN** 7' 10" x 10' 5" (2.39m x 3.18m) Having tiled flooring, double glazed window to front, double glazed French door to side, a range of wall and base units, cooker, fridge/freezer, ceiling light and power points.

**CONSERVATORY** 11' 5" x 14' 9" (3.48m x 4.5m) Having double glazed windows to side and rear, double glazed double French doors to rear garden, ceiling light and power points.

**BEDROOM ONE** 11' 8" x 10' 3" (3.56m x 3.12m) Having double glazed window to rear, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM TWO** 13' 9" x 11' 10" (4.19m x 3.61m) Having double glazed window to rear, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM THREE** 7' 1" x 8' 3" (2.16m x 2.51m) Having double glazed window to front, ceiling light and power points.

**SHOWER ROOM** 7' 2" x 7' 11" (2.18m x 2.41m) Tiled throughout, walk-in shower, low level wc, wash basin and ceiling light.

**WC** Having low level wc, wash basin, heated towel rail and ceiling light.

Council Tax Band E - 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 7Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Superfast Highest available download speed 43Mbps. Highest available upload speed 9Mbps.

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

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?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

