

Four Oaks | 0121 323 3323



- Highly Sought After Location
- Traditional 3 Bed Semi Detached Family Home
- NO UPWARD CHAIN
- Large Private Rear Garden
- Potential To Extend (STP)
- Through Lounge Diner

Coniston Road, Streetly, Sutton Coldfield, B74 3LF

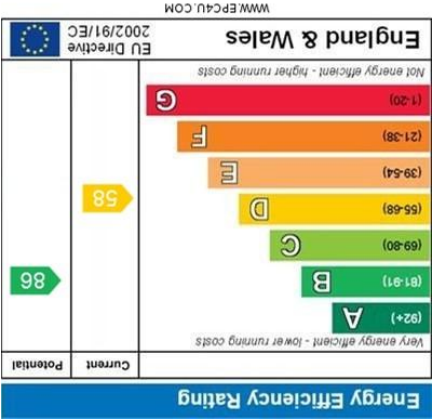
Offers In Region Of
£325,000



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.



Property Description

Occupying a highly sought after location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres, lovely shops and eateries in Streetly Village and on the doorstep of Sutton Park. Being sold with the benefit of having no upward chain the property is approached via a driveway to the front, internally there is a hallway with access to a through lounge diner, a fitted kitchen leads out to the large rear garden, on the first floor there are 3 bedrooms and a family bathroom.

The home has further potential to extend subject to all the necessary planning permissions.

Room Dimensions

HALLWAY 8' x 7' 9" (2.44m x 2.36m)

THROUGH LOUNGE DINER 23' 6" x 11' 7" (7.16m x 3.53m)

FITTED KITCHEN 10' 5" x 7' 9" (3.18m x 2.36m)

BEDROOM ONE 10' 9" x 11' 5" (3.28m x 3.48m)

BEDROOM TWO 10' x 11' 6" (3.05m x 3.51m)

BEDROOM THREE 7' 6" x 7' 9" (2.29m x 2.36m)

BATHROOM 5' 6" x 7' 8" (1.68m x 2.34m)

Storage to side with garage door to front.

Large private rear garden

Council Tax Band C - Walsall

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

Mobile coverage - no data available
Broadband coverage - no data available
Networks in your area:- no data available

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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