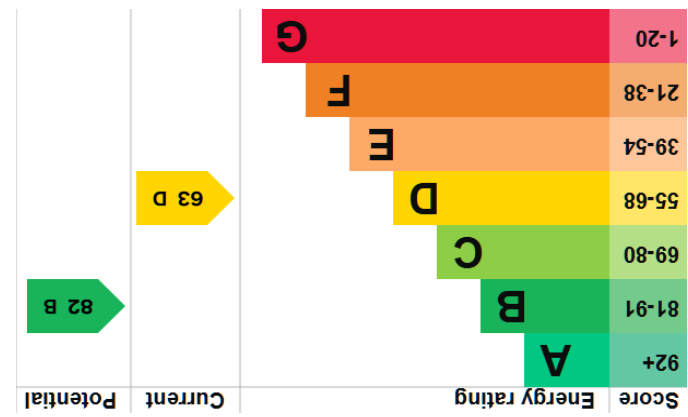


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- No Upward Chain
- Vastly Extended
- Large Lounge - Office Area
- Conservatory
- Dining/Sitting Room

Ashfurlong Crescent, Sutton Coldfield, B75 6EW

Offers In Region Of  
 £450,000





## Property Description

Occupying a highly sought after and most convenient location being ideally placed for many well reputed schools for children of 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. The bungalow has been vastly extended and now provides spacious and versatile living accommodation and must be viewed to appreciate the wealth of accommodation on offer. Approached via a driveway to the front the home is entered through an enclosed porch leading to a hallway with a formal extended living room to the rear, a large conservatory, open plan kitchen diner/sitting area, dining room or snug, utility area, two bedrooms, shower room and to complete the accommodation there is a private garden and garage.

Being sold with no upward chain early inspection is strongly advised to avoid any disappointment and in brief comprises:

### ENCLOSED PORCH

**HALLWAY** A large hallway with wood effect flooring, radiator, storage cupboard, coving, storage cupboard and opening in to the open plan kitchen and living area with useful office space off and double doors to:

**EXTENDED LOUNGE** 18' 6" x 11' 9" (5.64m x 3.58m) A large extended formal living room with a feature fireplace as the focal point, a window to the rear and patio doors to the rear garden, spot lights throughout, radiator, coving and a further window to the side.

**OFFICE SPACE** 7' 5" x 6' 6" (2.26m x 1.98m) Offering a multitude of uses and flowing from the lounge in to the kitchen with two windows to the rear and opening in to the dining area of the kitchen.

**KITCHEN** 11' 2" x 7' 10" (3.4m x 2.39m) A matching range of wall and base mounted units with space for cooker, fridge freezer, sink and drainer unit, breakfast bar, side facing window and a door to the utility area.

**UTILITY AREA** 11' 1" x 9' 9" (3.38m x 2.97m) Plumbing and space for white goods a door to the rear and a door to the garage.

**CONSERVATORY** 9' x 15' 7" (2.74m x 4.75m) A lovely room with access and views over the private rear garden, tiled flooring and radiator.

Double doors from the kitchen diner lead to:

**DINING ROOM/SNUG** 11' 10" x 9' 1" (3.61m x 2.77m) A further reception room with a multitude of uses with a window to the rear and radiator.

**BEDROOM ONE** 12' 6" x 11' 4" (3.81m x 3.45m) Having a window to the front and radiator.

**BEDROOM TWO** 11' 7" x 8' 4" (3.53m x 2.54m) Having a window to the front and radiator.

**SHOWER ROOM** Fully tiled with a double width walk in shower cubicle, wash hand basin, low level WC, radiator and side facing window.

**GARAGE** 17' 1" x 9' 9" (5.21m x 2.97m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



**OUTSIDE** To the rear of the home there is a well established private garden with a variety of mature trees, shrubs and flowering borders to the boundaries offering maximum privacy and peaceful setting.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available likely for O2, limited for EE, Three, Vodafone and data available limited for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 45 Mbps. Highest available upload speed 9Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.  
Networks in your area - Openreadh, 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.

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