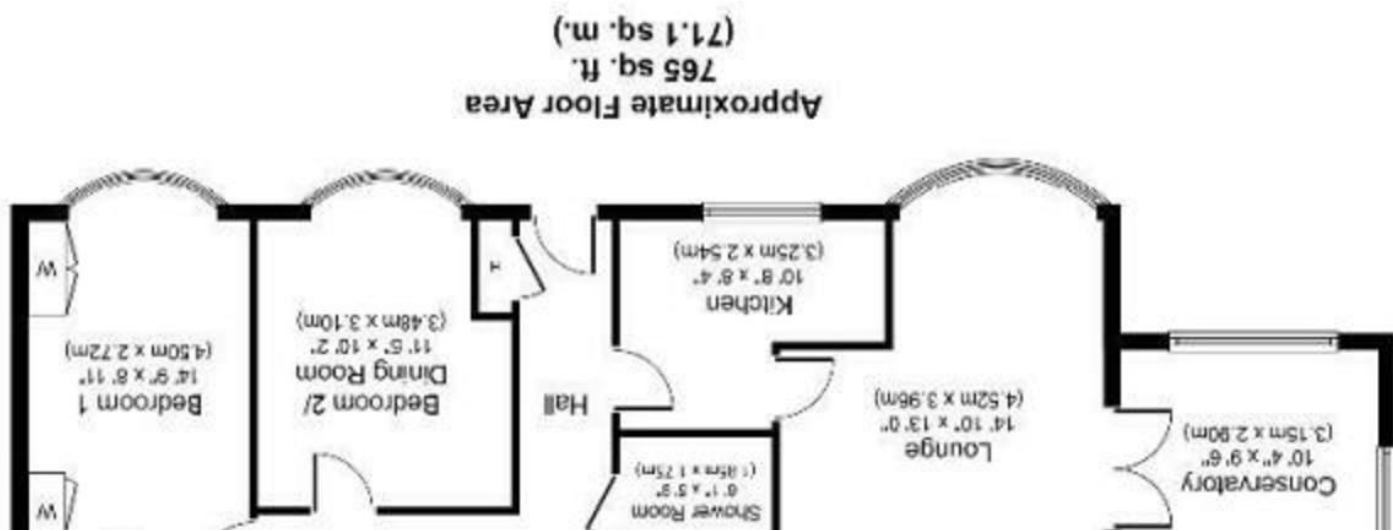


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

Metal surveying has been made to ensure the accuracy of the floor plan, including the measurement of doors, windows, rooms and any other items and appliances and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, taxation and/or planning purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and a guarantee as to their operability or efficiency can be given.

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.



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
74	
89	

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 WELL PRESENTED MODERN STYLE DETACHED BUNGALOW
- OCCUPYING THIS SELECT CUL DE SAC LOCATION
- SPACIOUS LIVING ROOM WITH CONSERVATORY OFF
- COMPREHENSIVELY FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- WELL APPOINTED FAMILY SHOWER ROOM



11 Cherry Tree Close, Sutton Coldfield, B75 7DE

£265,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

OCCUPYING THIS SELECT CUL DE SAC LOCATION. This modern style two bedroom detached bungalow is well situated for amenities, including excellent schools and shops, with public transport on hand and transport links giving easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation briefly comprises welcoming reception hallway, comprehensively fitted kitchen, spacious living room, superb conservatory, two double bedrooms, well appointed family shower room. Outside to the front the driveway provides off road parking for two vehicles, and to the rear there is a well maintained secluded garden. Internal viewing of this property is highly recommended to appreciate the size and standard of the accommodation on offer which is available with no upward chain.

Outside to the front the property is set off a private driveway and is set back from the road behind a low maintenance shingle fore garden, having a driveway offering off road parking for two cars, external lighting, gated access to the rear.

RECEPTION HALLWAY Being approached by a composite double glazed entrance door with laminate flooring, useful built in cloaks/storage cupboard, two double glazed windows to the side, radiator and doors off to bedrooms, kitchen, bathroom.

FITTED KITCHEN 10' 06" max 6' 03" min x 8' 04" (3.2m x 2.54m) Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, tiled splash back surrounds, fitted gas hob, with electric cooker beneath, extractor hood over, space and plumbing for washing machine and dish washer, cupboard housing gas central heating boiler, double glazed window to side, radiator, tiled floor and glazed door leading through to lounge.

LOUNGE 16' 07" into bay x 13' 0" max 8' 07" min (5.05m x 3.96m) Having laminate flooring, two radiators, double glazed bay window to side and double glazed French doors with matching side screens leading through to conservatory.

CONSERVATORY 9' 04" x 10' 03" (2.84m x 3.12m) Having double glazed windows to side and rear elevation, space for dining table and chairs, double glazed sliding patio door giving access to rear garden.

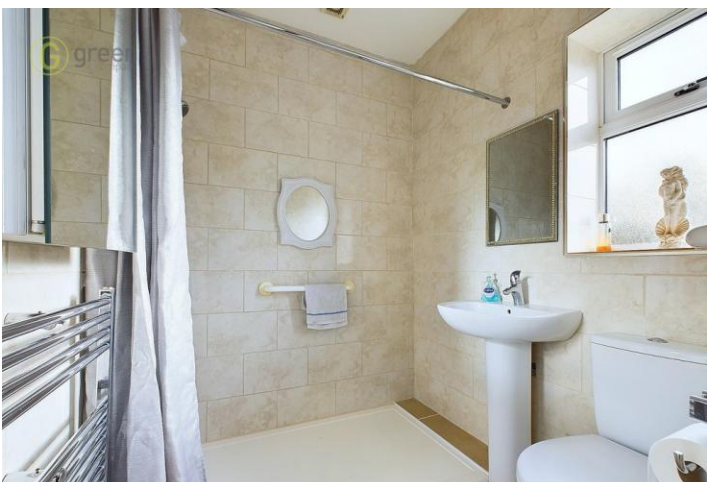
BEDROOM ONE 16' 08" into bay x 8' 11" (5.08m x 2.72m) Having a range of built in fitted bedroom furniture, comprising two double wardrobes, two single wardrobes, bedside cabinets and cabin style storage cupboards over, laminate flooring, radiator and double glazed bay window to front.

BEDROOM TWO 13' 05" into bay x 10' 03" max 7' 11" min (4.09m x 3.12m) Double glazed bay window to front, laminate flooring, radiator.

WALK IN WET ROOM Being reappointed with a white suite, comprising pedestal wash hand basin with mixer tap, low flush WC, full complementary tiling to walls and floors, walk in double shower with mains shower over, chrome ladder heated towel rail, extractor and opaque double glazed window to side elevation.

OUTSIDE To the rear there is a low maintenance, enclosed rear garden with paved patio and steps leading down to further paved garden area, fencing to perimeter and gated access to side.

Council Tax Band C Birmingham City Council



Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice limited availability for EE, Three, O2 & Vodafone and data no availability for EE limited availability for Three, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Networks in your area - 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

