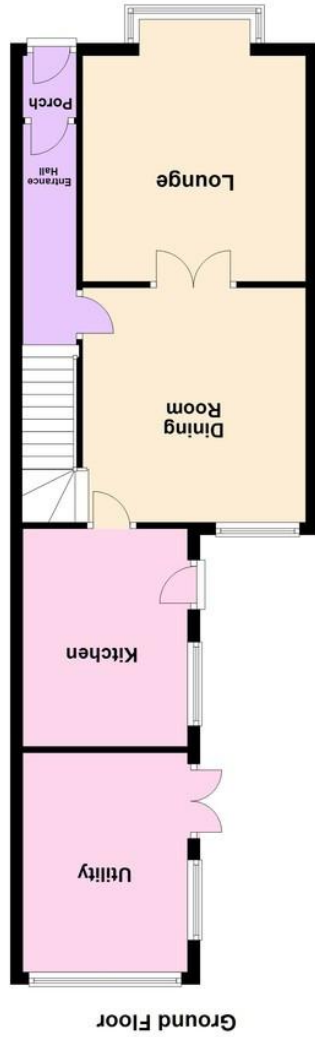
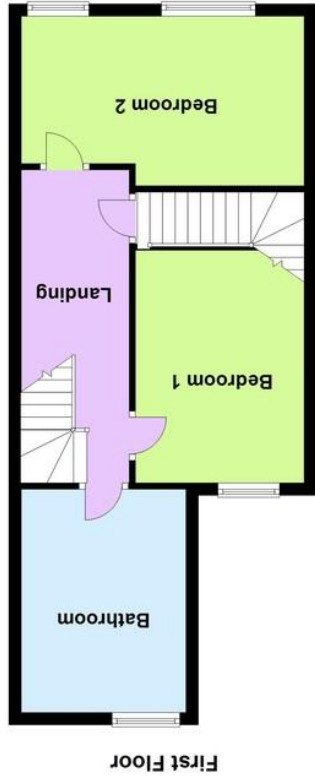
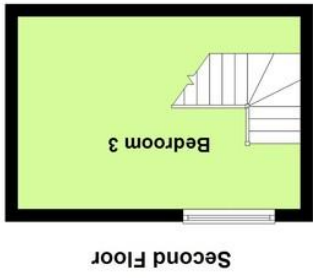


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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	
www.epcau.com	
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)
Current	39
Potential	83

Boldmere | 0121 321 3991



- THREE BEDROOM PERIOD SEMI DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- OFF ROAD PARKING

Sheffield Road, Boldmere, Sutton Coldfield, B73 5HW

£315,000



## Property Description

This semi-detached property is currently listed for sale and presents a perfect opportunity for families and couples alike. The house is neutrally decorated throughout, offering a blank canvas for you to create your own perfect home. The property boasts three bedrooms, ensuring there is plenty of sleeping accommodation for all family members or for guests if you are a couple. The house also provides ample living space with two reception rooms, perfect for relaxing, entertaining, or even setting up a home office. The kitchen is designed to cater to your culinary needs, whether it's preparing family meals or entertaining guests. It's the heart of the home where you can enjoy cooking and dining. Furthermore, the property includes a bathroom that is well suited to cater to the needs of a busy household. Location wise, you couldn't ask for more. With excellent public transport links, you can easily navigate your way around the city. For families with children, the proximity to nearby schools is a significant advantage, ensuring the morning commute is a breeze. Additionally, local amenities are within easy reach, making everyday life convenient and hassle-free.

This property truly does cater to a range of needs, whether it be a family looking for a new home or a couple looking to buy their first house together. Don't miss this opportunity to own a home that offers a perfect mix of comfort, functionality, and location.

**ENTRANCE HALL** 11' 10" x 2' 10" (3.61m x 0.86m) Providing access to dining room and stairs leading off.

**DINING ROOM** 12' 7" x 11' 8" (3.84m x 3.56m) Carpeted, double glazed window, radiator, ceiling light and power points.

**LOUNGE** 12' x 11' 6" (3.66m x 3.51m) Carpeted, double glazed bay window, radiator, ceiling light and power points.

**KITCHEN** 11' 7" x 8' 9" (3.53m x 2.67m) Having tiled flooring, double glazed window, double glazed French door, wall and base units, ceiling light and power points.

**UTILITY** 11' 8" x 8' 2" (3.56m x 2.49m) Having double glazed window, range of base units, ceiling light and power points.

**FIRST FLOOR LANDING** Providing access to two bedrooms and family bathroom.

**BEDROOM ONE** 12' 5" x 9' (3.78m x 2.74m) Carpeted, double glazed window, radiator, ceiling light and power points.

**BEDROOM TWO** 9' x 14' 7" (2.74m x 4.44m) Carpeted, two double glazed windows, radiator, ceiling light and power points.

**BATHROOM** 11' 11" x 8' 10" (3.63m x 2.69m) Carpeted, double glazed window, bath, walk-in shower, low level wc, wash basin and ceiling light.

**SECOND FLOOR**

**BEDROOM THREE** 14' 9" x 10' 3" (4.5m x 3.12m) Carpeted, double glazed window, ceiling light, power points and storage in the eaves.



Council Tax Band B - Birmingham City Council

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

Mobile coverage - voice likely available for EE, O2 and Vodafone, limited for Three and data likely available for EE and O2, limited for Three and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 55 Mbps. Highest available upload speed 16 Mbps.

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

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

