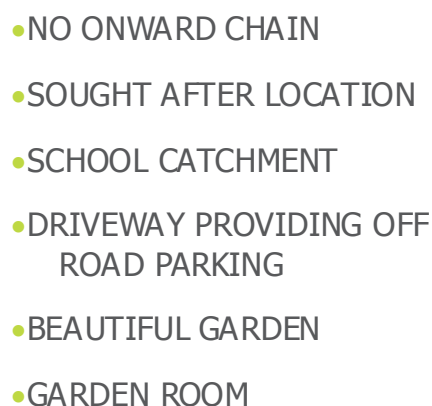


Energy Efficiency Rating	
Potential	<p>Very energy efficient - lower running costs</p> <p>A (92+)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>
Current	<p>EU Directive 2002/91/EC</p> <p>75</p> <p>88</p>
<p>England & Wales</p> <p>www.epca.co.uk</p>	



green
& company



£290,000



Property Description

A stunning semi detached bungalow close to the heart of Royal Sutton Coldfield. This property benefits from having fantastic transport links via road and rail. Having entrance door into a hallway which has open access to an amazing open plan kitchen family room with bi-fold doors across the whole of the back wall into the garden. The kitchen has built in appliances to include oven, hob, extractor, washer dryer, dishwasher, fridge and freezer. There is a superb double main bedroom with bi-folds onto the rear deck and having an en-suite shower room. There is a 2nd double bedroom and an impressive main bathroom with free standing bath and vaulted ceiling. The garden is a statement, low maintenance and peaceful, what more could you ask for. There is a detached cabin towards the end of the garden which has power lighting, storage room and sauna offering flexible use which could be a great remote working space or a garden room for multi purpose. There is a driveway providing off road parking for multiple vehicles. This property is a must view, give us a call now to book your viewing!

ENTRANCE HALL Providing access to all living areas.

OPEN PLAN LIVING AREA

KITCHEN AREA Having tiled flooring, a range of wall and base units, cooker, gas hob, fridge/freezer, ceiling light and power points.

LIVING AREA Having tiled flooring, radiator, double glazed bi-folding doors, ceiling light and power points.

BEDROOM ONE Carpeted, double glazed bi-folding doors to rear garden, radiator, ceiling light and power points.

EN SUITE Tiled throughout, walk-in shower, low level wc, heated towel rail, wash basin, double glazed window and ceiling light.

BEDROOM TWO Carpeted, double glazed window, radiator, ceiling light and power points.

BATHROOM Tiled throughout, bath with overhead shower, low level wc, wash basin, heated towel rail and ceiling light.

GARDEN ROOM Having double glazed French doors to rear garden, ceiling light and power points.

Council Tax Band B - Birmingham

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 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