

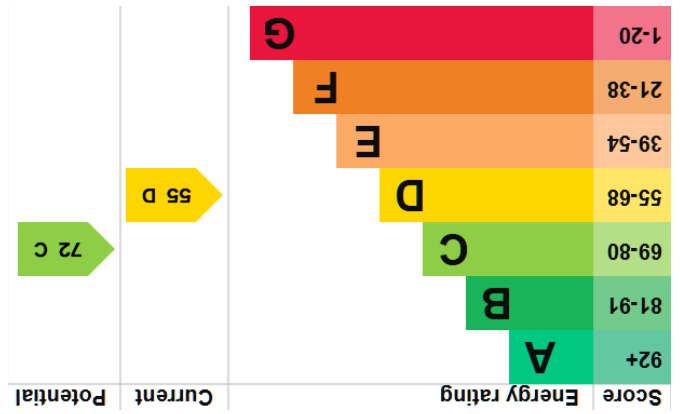
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 100.4 sq. metres (1080.3 sq. feet)
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 Plan produced using Funkle



Ground Floor
 Approx. 100.4 sq. metres (1080.3 sq. feet)

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.



Castle Bromwich | 0121 241 1100



- IDEAL POTENTIAL
- DETACHED BUNGALOW
- DOUBLE GARAGE
- NO CHAIN
- FRONT LAWN
- SPACIOUS LOUNGE

Digby Road, Coleshill, Birmingham, B46 3NL

£289,950



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

Fantastic opportunity to acquire this two bedroom detached bungalow set in this desirable location and offering potential for the ideal buyer. Generous front driveway which leads through to the rear garden through double gates to access the double garage. Home is also benefitting from spacious lounge, kitchen, two bedrooms and family bathroom. Rear garden is private and comes with lawn and patio. Do not miss out on this property as it won't be around long. Call Green and Company to arrange your viewing.

Sloping driveway with established lawn area with drive for multiple vehicles leading into porch and door to:-

HALL With doors off to lounge, kitchen, two bedrooms and bathroom.

LOUNGE 15' 9" x 14' 1" max (4.8m x 4.29m) Offering gas fire, radiator, window to front and side, spotlights and strip lighting.

KITCHEN 10' 11" x 9' 5" (3.33m x 2.87m) With wood effect units, electric hob, double oven, window to rear, radiator, strip light, half wall tiling, window and door to side.

BEDROOM ONE 12' 7" x 9' 5" (3.84m x 2.87m) With window to rear, radiator, fitted wardrobes and drawers.

BEDROOM TWO 9' 5" x 8' 8" (2.87m x 2.64m) Offering window to rear, radiator, three way spotlight.

BATHROOM Fully tiled to walls, three piece bathroom suite, radiator, window to side and airing cupboard.

DOUBLE GARAGE 20' 8" x 20' 2" (6.3m x 6.15m) With up and over door, roller door, two windows to side.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Section from front drive with picket fenced gates, lawn area and patio.

Council Tax Band D - North Warwickshire

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

Mobile coverage - voice and data limited availability for EE, O2 and 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 74 Mbps. Highest available upload speed 18 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 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.

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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