

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

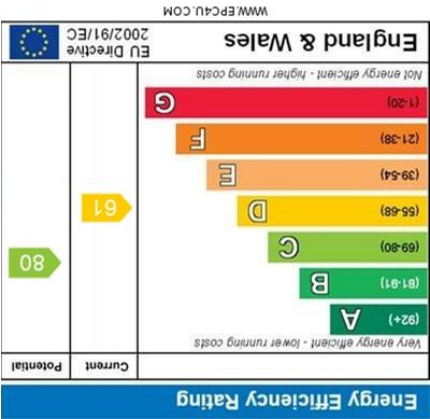


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



Castle Bromwich | 0121 241 1100



- TWO BEDROOM DETACHED BUNGALOW
- MODERN KITCHEN
- CONSERVATORY/BAR
- GARAGE
- EXPANSIVE GARDEN
- WARDROBE TO BEDROOM ONE

Cooks Lane, Kingshurst, Birmingham, B37 6NP

Offers Over £290,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Cooks Lane is a very well presented two bedroom, detached bungalow home benefitting from generous modern style kitchen, spacious lounge and conservatory/bar area overlooking an expansive garden. The property has garage and utility/office and additional seating areas for outdoor relaxing! Also benefitting from driveway, Tudor Grange Academy is 0.1 mile away and good transport links to Birmingham Airport and Resorts World if you fancy a shopping, dining or casino life!

Driveway and access to porch door into:-

HALL With laminate flooring, feature radiator, doors to bedrooms one, two, lounge, kitchen and bathroom

LOUNGE 16' 5" x 14' 9" (5m x 4.5m) Having wood effect laminate flooring, media wall with electric fire, feature ceiling fan lighting, French doors to garden.

KITCHEN 10' 9" x 12' 8" (3.28m x 3.86m) A generous size with laminate tile effect flooring, modern style units with breakfast bar, feature radiator, additional breakfast station, gas hob, oven, two sky lights, tiled splash backs,

CONSERVATORY 12' 7" x 9' 3" (3.84m x 2.82m) Transformed into a bar area and having half brick built walls and conservatory surround, feature wood panel wall, wood effect flooring, French doors into garden.

INNER HALLWAY Off kitchen with radiator leading to:-

UTILITY/OFFICE SPACE 7' 2" x 9' 0" (2.18m x 2.74m) Which has been renovated and has laminate flooring, French doors to seating area.

BEDROOM ONE 14' 8" x 11' 5" (4.47m x 3.48m) With bay window to front, radiator and wardrobe.

BEDROOM TWO 11' 0" x 11' 4" (3.35m x 3.45m) Bay window to front, radiator and wardrobes, the room is currently being used as an additional sitting room.

BATHROOM 7' 6" x 7' 1" (2.29m x 2.16m) Having a modern feel to it with bath, mixer shower, wc, wash basin and pedestal, laminate panel walls in Quartz effect, heated towel rail, window to side.

GARDEN A really expansive space and is set over two sections, starting with raised decked seating area from lounge and conservatory and gate leading down to lawn. Lawn is a wonderful space and leads round to seating area outside the office/utility area, selection of trees and shrubbery with paved feature pergola, double gates lead down to second part of the garden with additional lawn and tree boundaries.

GARAGE 14' 0" x 9' 3" (4.27m x 2.82m) Having up and over door.

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

Council Tax Band D - Solihull

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

Mobile coverage for:

EE, Three and Vodafone - Good outdoor and in-home

O2 - Good outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

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

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