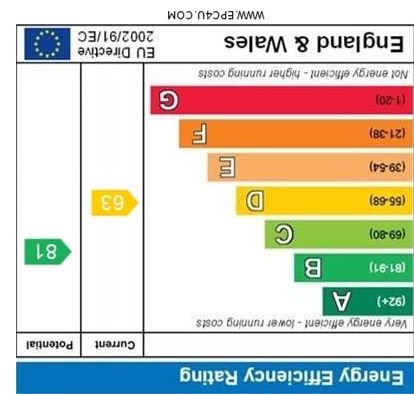


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Boldmere | 0121 321 3991



- THREE BEDROOM DETACHED HOME
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- SPACIOUS GARDEN
- DRIVEWAY
- THREE DOUBLE BEDROOMS

Simpson Road, Wylde Green, Sutton Coldfield,  
 B72 1EP

£450,000



## Property Description

This superbly located well proportioned three double bed detached home occupies an enviable position within close proximity of many local amenities including desirable schools and shops along with a superior transport network. Offering the advantage of no onward chain along with some scope for modernisation the accommodation includes separate reception rooms, a guest cloakroom, breakfast kitchen and utility room. An early viewing must be undertaken in order to avoid disappointment.

**ENTRANCE HALL** Having access to lounge, kitchen and downstairs WC.

**KITCHEN** 12' 7" x 8' 10" (3.84m x 2.69m) Having a range of wall and base units with work surfaces over, cooker, double glazed window, radiator, ceiling light, power points and tiling.

**DINING ROOM** 10' 2" x 11' 3" (3.1m x 3.43m) Carpeted and having double glazed sliding doors, radiator, ceiling light and power points.

**LOUNGE** 21' 2" x 13' 5" max (6.45m x 4.09m) Carpeted and having double glazed window, double glazed sliding doors, gas fire, radiator, ceiling lights and power points.

**UTILITY ROOM** 5' 3" x 3' 11" (1.6m x 1.19m)

**DOWNSTAIRS WC** 9' 8" x 6' (2.95m x 1.83m)

**FIRST FLOOR LANDING** With access to all bedrooms and bathroom.

**BEDROOM ONE** 10' 10" x 11' 5" (3.3m x 3.48m) Carpeted and having double glazed window, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM TWO** 10' 10" x 9' 9" (3.3m x 2.97m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 10' 8" x 12' 2" max (3.25m x 3.71m) Carpeted and having two double glazed windows, fitted storage, radiator, ceiling light and power points.

**BATHROOM** 6' 6" x 10' 4" (1.98m x 3.15m) Having vinyl flooring, bath, shower, low level WC, wash basin, radiator and ceiling spotlights.



Council Tax Band E Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 47 Mbps. Highest available upload speed 12Mbps.

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

Networks in your area - Virgin Media, Openreach

**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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