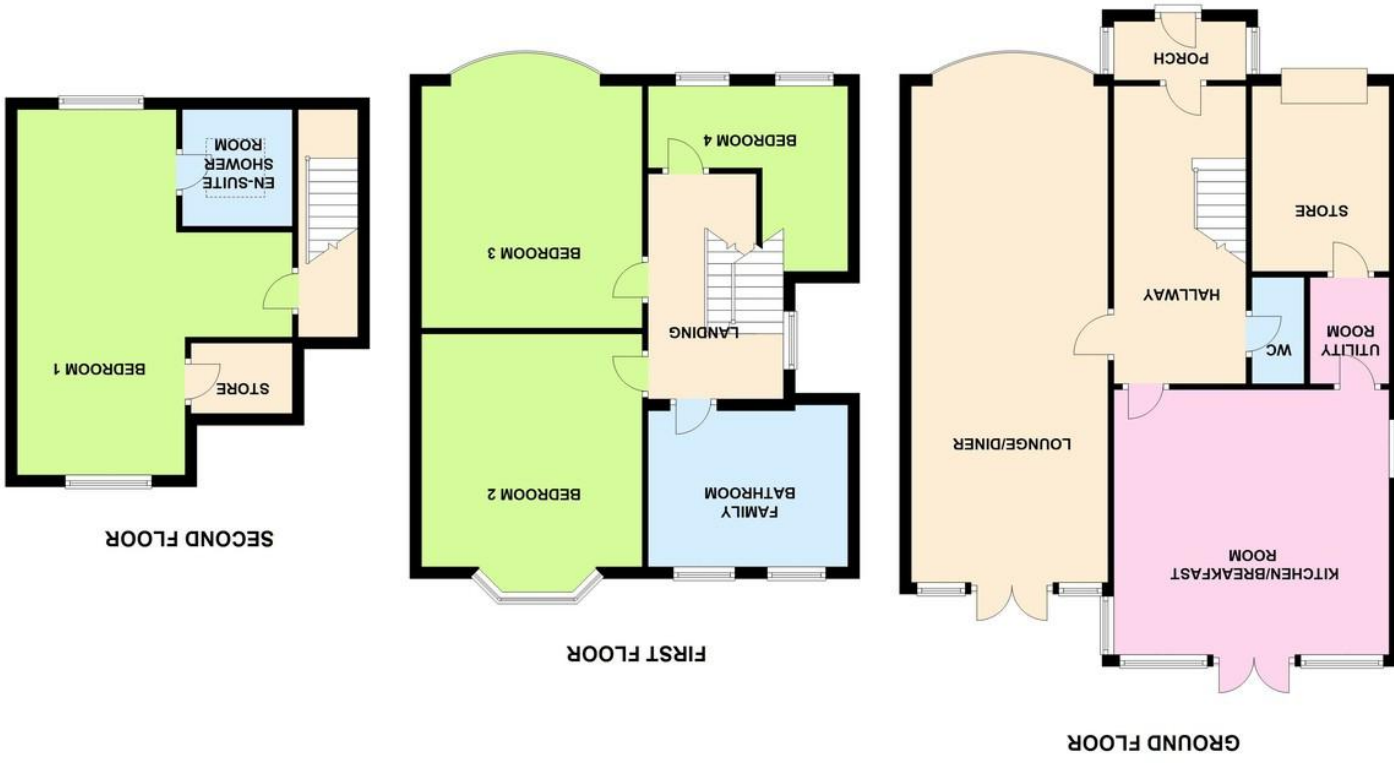
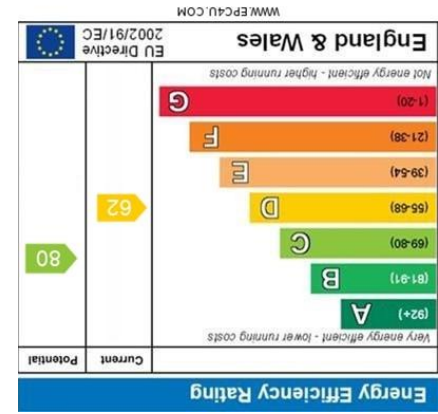


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- SUPERB FOUR BEDROOM EXTENDED FAMILY HOME
- FANTASTIC LOCATION
- SPACIOUS LOUNGE DINER
- STUNNING BREAKFAST KITCHEN
- UTILITY AND GUEST WC

Maney Hill Road, Sutton Coldfield, B72 1JT

Offers in the region of
 £475,000



Property Description

Green and Company are delighted to offer to the market this superbly presented, thoughtfully extended four bedroom semi detached family home set within a highly sought after location within Sutton Coldfield. The home is ideally positioned for many well reputed schools for children of all ages, offers excellent road and rail links for those clients looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre. With superb living spaces over three floors, only internal inspection will truly reveal the wealth of accommodation on offer but in brief is approached via a large block paved driveway with landscaped front garden, an entrance porch leads to the hallway with an extended lounge and dining area, a fantastic breakfast kitchen and guest WC & utility, to the first floor are three great sized bedrooms and a refitted luxury family bathroom, the master suite is on the top floor with its own refurbished en suite shower room, and to complete the home is a large landscaped rear garden.

Homes such as this are rare to the market and early inspection is strongly advised to avoid any disappointment.

Approached via a large block paved driveway offering off road parking for a number of vehicles completed by a landscaped low maintenance garden, there is an enclosed entrance porch with tiled flooring and arched doors leading in to the main hallway.

The hallway has a spindled staircase rising to the first floor, coving, radiator, doors to the lounge and kitchen and access to:

GUEST WC Including a white suite with WC, wash hand basin and extractor fan.

LOVELY LOUNGE AND DINING AREA 28'3" into bay x 11' max 9'9" min (8.61m x 3.35m) A great space for entertaining with a large bay window to the front allowing natural light, two recessed feature archways, feature fireplace with marble hearth and cast iron surround coving, radiator, opening into the spacious dining area with double doors leading out to the landscaped garden, coving and a further radiator.

BREAKFAST KITCHEN 14'4" x 14' (4.37m x 4.27m) A beautifully extended breakfast kitchen with a stylish range of wall and base mounted units with complementing granite work surfaces over, built in oven, microwave and dishwasher, space for Range style cooker with extractor fan over, space for American style fridge freezer, Central Island & Breakfast Bar with further granite over and storage, Belfast sink, window to side and patio doors leading out to the rear garden, spotlights and tiled flooring, door to the utility area.

UTILITY AREA 4'3" x 6'10" (1.3m x 2.08m) A further range of matching wall and base mounted units with countertops over, sink and drainer unit, space and plumbing for white goods and door to the front bicycle storage area.

A spindled staircase rises to the first floor and access to three bedrooms and luxury family bathroom, window to side allowing natural light.

BEDROOM TWO 14'5" to bay 12' min x 10'11" max 9'10" min (4.39m x 3.33m) Double glazed bay window to rear and radiator ample space for bedroom furniture and views over the rear garden.

BEDROOM THREE 13'7" to bay x 11' max 9'10" min (4.14m x 3.35m) Bay window to the front, radiator and views over Sutton Coldfield to the front.

BEDROOM FOUR 13'4" max 7'3" min x 7'1" max 4' min (4.06m x 2.16m) Cleverly extended 4th bedroom offering generous proportions with two windows overlooking the front aspect, radiator and spotlights.

LUXURY FAMILY BATHROOM Beautifully and expensively fitted family bathroom to include a white suite with free standing bath and separate shower cubicle, built in vanity storage with WC and wash hand basin, storage units and kick board spotlights, wood effect flooring, two windows to rear and spotlights.

A further staircase rises to the top floor master suite.



BEDROOM ONE 18'5" max 9'11" min x 8'6" max 5'1" min (5.61m x 2.59m) With some restricted head space.

A superb use of space with dual aspect windows to both front and rear, built in wardrobes offering shelving and hanging space, spotlights, radiator storage cupboard and door to the en suite shower room.

EN SUITE A lovely white suite with corner shower cubicle, wash hand basin, low level WC, Velux window to front, tiled flooring and 1/2 tiled to the remaining walls.

OUTSIDE To the rear is a lovely tiered landscaped garden with a patio area for entertaining accessed from either the dining room or the kitchen, a landscaped rear with steps to the lawned garden and a further area to the rear with space for shed/greenhouse.

Council Tax Band D - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 73 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 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.

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