

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 Conveyer.

England & Wales	
EU Directive 2002/91/EC	
www.epc-uk.com	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (56-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	56
Potential	77

Boldmere | 0121 321 3991



- FOUR BEDROOM DETACHED HOME
- SPACIOUS GARDEN
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SOUGHT AFTER LOCATION

Darnick Road, Boldmere, Sutton Coldfield, B73 6PG

Offers Over £530,000



Property Description

We are delighted to present this stunning detached property with no upward chain. Neutrally decorated, this four-bedroom home offers a spacious and comfortable living space. Upon entering, you will be greeted by a bright and airy hallway leading to the two reception rooms and kitchen. The reception rooms offer ample space for both relaxing and entertaining guests. With public transport links nearby, this property is conveniently located. The master bedroom is spacious and boasts plenty of natural light, creating a warm and inviting atmosphere. This property also includes a garage and a driveway, providing convenient off road parking. A delightful garden completes the outdoor space, offering a tranquil retreat for relaxation and enjoying the outdoors. Situated in a quiet location, this home offers a peaceful and serene environment. Local amenities are easily accessible, adding to the convenience of living in this area.

Overall, this detached property is a perfect blend of style, comfort, and convenience. Don't miss the opportunity to make it your dream home. Contact us today to arrange a viewing.

ENTRANCE HALL Providing access to lounge, dining room, kitchen and stairs leading off.

LOUNGE 15' 5" x 11' 5" (4.7m x 3.48m) Carpeted and having double glazed bay window, ceiling light, radiator and power points.

DINING ROOM 18' x 11' 11" (5.49m x 3.63m) Carpeted and having double glazed windows, double glazed french doors to rear garden, ceiling light, radiator and power points.

KITCHEN 13' 11" x 9' (4.24m x 2.74m) Having a range of wall and base units, double glazed window, cooker, gas hob, ceiling light and power points.

LANDING Providing access to all four bedrooms and bathroom

BEDROOM ONE 15' 8" x 11' 6" (4.78m x 3.51m) Carpeted and having double glazed bay window, ceiling light, radiator and power points.

BEDROOM TWO 13' 11" x 11' 11" (4.24m x 3.63m) Carpeted and having double glazed window, ceiling light, radiator and power points.

BEDROOM THREE 13' 1" x 9' (3.99m x 2.74m) Carpeted and having double glazed window, ceiling light, radiator and power points.

BEDROOM FOUR 8' 10" x 6' (2.69m x 1.83m) Carpeted and having double glazed window, ceiling light, radiator and power points.

BATHROOM Having double glazed window, low level w.c, bath, walk in shower, wash basin and ceiling light.

Council Tax Band E - Birmingham City Council

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

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



Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 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 220 Mbps.

Networks in your area - Virgin Media, 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.

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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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

