

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



LEGAL READY

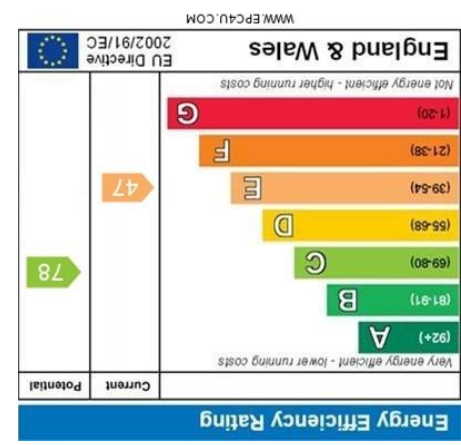
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



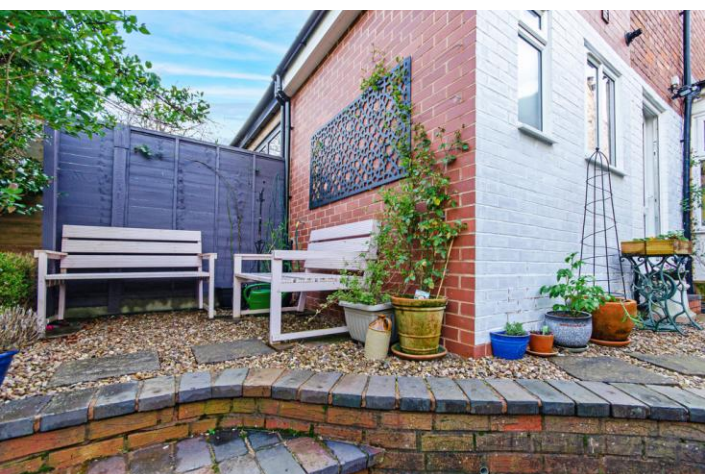
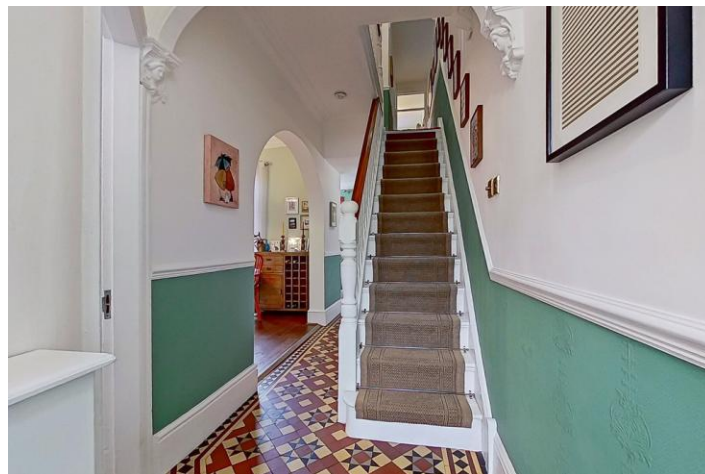
Boldmere | 0121 321 3991



- TRADITIONAL THREE BEDROOM SEMI DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- PERIOD FEATURES

Highbridge Road, Boldmere, Sutton Coldfield, B73 5QB

£475,000



Property Description

Presenting an immaculate, semi-detached period property, offered for sale. This residence will capture your attention with its pristine condition and well-appointed layout. The property boasts three bedrooms, with the master bedroom being a particular highlight. It offers built-in wardrobes providing ample storage space and is flooded with natural light, creating a peaceful and serene environment. A well-equipped kitchen serves as the heart of the home, whilst also benefitting from two reception rooms, offering flexible living spaces that can be tailored to your needs, whether that be a formal dining room, a home office, or a cosy family room. Located in an area with excellent public transport links, this property brings convenience right to your doorstep. It is also in close proximity to local amenities, making daily errands a breeze. Families will appreciate the nearby schools offering quality education. The property is ideally suited for families and couples. Its versatile spaces can accommodate different lifestyles, making it a perfect place to call home.

This immaculate, semi-detached property is a rare find in today's market. With its superb location and high-quality features, it presents a fantastic opportunity for those seeking a home that combines comfort, convenience and character.

ENTRANCE HALL 18' 2" x 8' 5" max (5.54m x 2.57m)

LOUNGE 13' 4" x 12' (4.06m x 3.66m) Engineered wood flooring, single glazed window, radiator, ceiling light and power points.

DINING ROOM 11' 10" x 9' 9" (3.61m x 2.97m) Engineered wood flooring, double glazed French doors, radiator, ceiling light and power points.

KITCHEN 17' 6" x 10' 10" max (5.33m x 3.3m) Having vinyl flooring, double glazed bay window, double glazed French door, sink, two cookers, induction hob, fridge, range of wall and base units, ceiling light.

UTILITY 4' 8" x 8' 8" (1.42m x 2.64m) Having base units, double glazed window, ceiling light and power points.

WC 2' 6" x 8' 6" (0.76m x 2.59m) Having low level wc, wash basin, radiator, double glazed window and ceiling light.

FIRST FLOOR LANDING Providing access to all bedrooms and bathroom.

BEDROOM ONE 11' 5" x 13' 7" min (3.48m x 4.14m) Engineered wood flooring, two double glazed windows, fitted wardrobes, ceiling light and power points.

BEDROOM TWO 11' 10" x 9' 10" (3.61m x 3m) Carpeted, double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 11' 8" x 8' 9" (3.56m x 2.67m) Carpeted, double glazed window, radiator, ceiling light and power points.

BATHROOM 9' 4" x 5' 9" (2.84m x 1.75m) Vinyl flooring, walk-in shower, bath, low level wc, wash basin, double glazed window, radiator and ceiling light.

Council Tax Band D - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 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 - 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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991