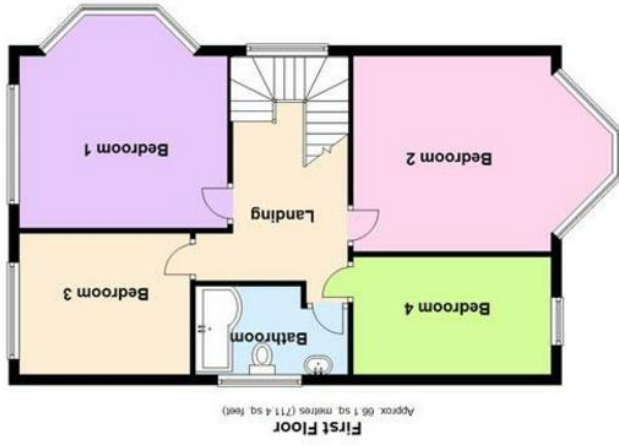
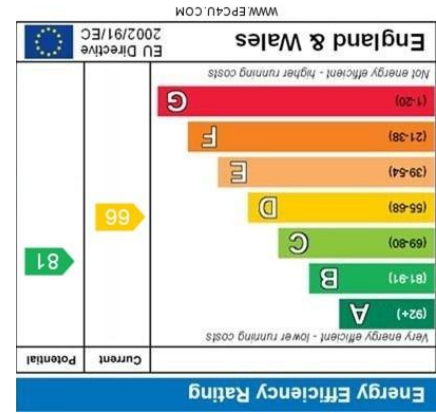


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
**NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 152.8 sq. metres (1644.5 sq. feet)



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



- FOUR BEDROOM DETACHED HOME
- GREAT TRANSPORT LINKS
- IN AND OUT DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- GROUND FLOOR SHOWER ROOM

Welford Road, Sutton Coldfield, B73 5DP

Offers Over £500,000

## Property Description

This detached property, currently listed for sale, presents an excellent opportunity for those seeking a home with potential for personalisation. While the property does require some modernising, it offers a multitude of spacious rooms to work with, including four bedrooms and three reception rooms. The house boasts a large master bedroom, bathed in natural light and offering ample space. The three other bedrooms provide room for all family members or guests. The property's solitary kitchen incorporates a dining space, perfect for families to gather and enjoy meals together. The three reception rooms offer ample space for relaxation and entertainment, adding to the property's potential as a welcoming family home. One of the unique features of this property is its location. Nestled in a quiet neighbourhood, it benefits from excellent public transport links and is conveniently close to local schools and amenities, making it an ideal choice for families. Additionally, the property is complemented by a garage and a spacious garden, both of which add significant value. The garden, a delightful space for children to play or adults to relax, coupled with the practicality of a private garage, makes this property a compelling prospect for those looking to create their perfect home.

Please call us now to ensure you don't miss out on what this property has to offer!

**ENTRANCE HALLWAY** 14' 2" x 7' 5" (4.32m x 2.26m) Having wooden flooring, providing access to dining room, living room, kitchen and downstairs wc.

**DINING ROOM** 13' 0" x 13' 5" (3.96m x 4.09m) Parquet flooring, double glazed bay window, radiator, ceiling light and power points.

**STUDY** 10' 8" x 9' 1" (3.25m x 2.77m) Parquet flooring, double glazed sliding doors, radiator, ceiling light and power points.

**LIVING ROOM** 12' 8" x 16' 7 max" (3.86m x 5.05m) Parquet flooring, double glazed bay window, radiator, ceiling light and power points.

**KITCHEN** 9' 1" x 10' 2" (2.77m x 3.1m) Having laminate flooring, a range of wall and base units, double glazed window, double glazed French door, radiator, ceiling light and power points.

**DOWNSTAIRS SHOWER ROOM** 6' 4" x 4' 10" (1.93m x 1.47m) Tiled throughout, having walk-in shower, low level wc, double glazed window and wash basin.

**FIRST FLOOR LANDING** Providing access to all four bedrooms and family bathroom.

**BEDROOM ONE** 13' 6" x 13' 6" (4.11m x 4.11m) Wooden flooring, double glazed bay window, radiator, ceiling light and power points.

**BEDROOM TWO** 12' 7" x 16' 9 max" (3.84m x 5.11m) Wooden flooring, double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 9' 1" x 11' 1" (2.77m x 3.38m) Wooden flooring, double glazed window, radiator, ceiling light and power points.

**BEDROOM FOUR** 7' 6" x 12' 5" (2.29m x 3.78m) Carpeted, double glazed window, radiator, ceiling light and power points.

**FAMILY BATHROOM** 5' 8" x 9' 10" (1.73m x 3m) Tiled flooring and having double glazed window, bath with over head shower, low level wc, wash basin, heated towel rail and ceiling light.



Council Tax Band F - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.6 Mbps.

Broadband Type = Superfast Highest available download speed 71 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.

**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.

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

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991