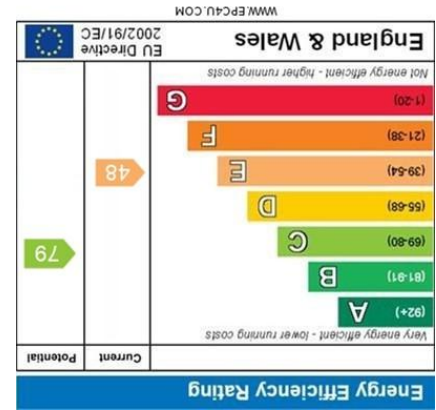


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Boldmere | 0121 321 3991



- THREE BEDROOM DETACHED HOUSE
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- GARAGE
- DRIVEWAY

Westwood Road, Sutton Coldfield, B73 6UQ

Offers Over £400,000



Property Description

For sale is this elegantly detached property, neutrally decorated to suit any interior design preference. The property features three generously sized bedrooms, providing ample space for both families and couples. The home offers a singular reception room, perfect for entertaining or unwinding after a long day, and one well-equipped kitchen, making it an ideal setting for home-cooked meals. It also boasts a single bathroom, which serves the three bedrooms conveniently. One of the distinguishing features of this property is its inclusion of a garage. This not only offers additional storage but also provides secure parking, a highly sought-after feature in today's market. Additional parking is also available as the property also has a driveway, ensuring guests have a place to leave their vehicles when visiting. This property is also set apart by its beautiful garden. It is perfect for those who enjoy outdoor living, providing a tranquil space for relaxation and socialisation. The location of this property is another of its strong points. It is situated in a quiet area, yet still boasts excellent public transport links, making commuting a breeze. Furthermore, it is conveniently located near schools, making it an ideal choice for families with children. It also offers easy access to local amenities, ensuring that everything you need is just a short journey away.

This property is an exceptional offering in today's market. With its unique features, ideal location and suitability for families and couples alike, it is not to be missed. Book a viewing today to see this delightful property for yourself.

ENTRANCE HALL 11' 5" x 3' 10" (3.48m x 1.17m) Providing access to Lounge/diner and kitchen/breakfast room with stairs leading off.

LOUNGE/DINER 25' 2" x 10' 3" (7.67m x 3.12m) Carpeted and having a double glazed bay window, double glazed sliding door, radiators, ceiling lights and power points.

KITCHEN/BREAKFAST ROOM 14' 10 max" x 14' 10" (4.52m x 4.52m) Having a double glazed window, double glazed French door, a range of wall and base units, cooker, fridge, freezer, ceiling lights and power points.

GARAGE 13' x 6' 11" (3.96m x 2.11m)

LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 13' 6" x 10' 3" (4.11m x 3.12m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM TWO 11' 4" x 10' 2" (3.45m x 3.1m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 7' 5" x 11' 11" (2.26m x 3.63m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BATHROOM 8' x 7' 1" (2.44m x 2.16m) Having double glazed window, bath with overhead shower, low level wc, wash basin, heated towel rail and ceiling light.

Council Tax Band D - 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 8Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Superfast Highest available download speed 119Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

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.

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