

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 Conveyor.

Boldmere | 0121 321 3991



- THREE BEDROOM PERIOD SEMI DETACHED HOME
- DRIVEWAY PROVIDING OFF ROAD PARKING
- HIGHLY SOUGHT AFTER LOCALITON
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES

Green Lanes, Wylde Green, Sutton Coldfield,  
 B73 5LT

£425,000

## Property Description

Presenting a semi-detached property that is now available for purchase. This property presents a perfect opportunity for those looking for a canvas to modernise and make their own. The property boasts three bedrooms, making it an ideal family home. On the ground floor, you will find a total of three reception rooms, offering ample space for relaxing, dining, and entertaining. Adjoining these rooms is a kitchen, ready to be transformed into a heart of the home where delicious meals are prepared. The property also includes a family bathroom, providing a functional space that can be updated to your personal style and needs. One of the key selling points of this property is its unique features. It comes with a garage, offering an excellent storage solution or a secure place to keep your vehicle. In addition, the driveway provides off-street parking, adding an extra layer of convenience for you and your visitors. Outdoors, the property benefits from a garden, a perfect space for children to play, for you to relax in, or to entertain guests in the warmer months. In terms of location, the property is ideally situated with excellent transport links nearby, making it easy for commuting or getting around. Local amenities are also within easy reach, offering convenience for day-to-day living.

This property is waiting for a family to bring it into the modern era, infusing it with their personal style and creating a home that will be cherished for years to come. Don't miss this exciting opportunity to transform a house into your dream home.

**ENTRANCE HALL** Providing access to living areas with stairs leading off.

**DINING ROOM** 15 max' x 12' 10" (4.57m x 3.91m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

**LIVING ROOM** 16' 4 max" x 12' 10" (4.98m x 3.91m) Carpeted and having double glazed window, double glazed French door, radiator, ceiling light and power points.

**BREAKFAST ROOM** 7' 5" x 12' 10" (2.26m x 3.91m) Having radiator, ceiling light and power points.

**KITCHEN** 7' 3" x 10' 3" (2.21m x 3.12m) Having a range of wall and base units, double glazed window, ceiling light and power points.

**SITTING ROOM** 12' 5 min" x 9' 6 max" (3.78m x 2.9m)

**LANDING** Providing access to all three bedrooms, bathroom and separate wc.

**BEDROOM ONE** 12' 3" x 12' 10" (3.73m x 3.91m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM TWO** 15' 2 max" x 12' 10" (4.62m x 3.91m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

**BEDROOM THREE** 11' x 10' 4" (3.35m x 3.15m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BATHROOM** 5' 7" x 5' 3" (1.7m x 1.6m) Having bath with over head shower, wash basin and ceiling light.

**SEPERATE WC** 2' 8" x 4' 5" (0.81m x 1.35m) Having low level wc and ceiling light.

Council Tax Band E - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 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 100 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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