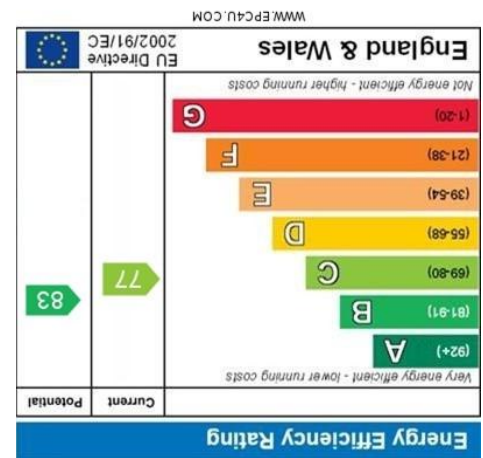


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- FIVE BEDROOM DETACHED FAMILY HOME
- GREAT TRANSPORT LINKS
- HIGHLY SOUGHT AFTER LOCATION
- CORNER PLOT
- DRIVEWAY PROVIDING OFF ROAD PARKING

Avery Road, Sutton Coldfield, B73 6QD

Offers Over £525,000



Property Description

This magnificent five-bedroom detached property is currently listed for sale. The property has been neutrally decorated throughout, providing a clean and modern backdrop ready to be easily personalised to suit your own taste. The property boasts two spacious reception rooms, perfect for both entertaining and relaxing, and a spacious kitchen. You're also provided with a family bathroom and a downstairs shower room, making this an ideal home for families. The master bedroom is particularly impressive, offering ample space and the luxury of an en-suite bathroom. In addition, the property is complimented by a well-maintained garden, perfect for enjoying outdoor activities or simply relaxing in the tranquillity of your own private space. Situated in a quiet location, this home has the benefit of being within close proximity to public transport links, local amenities and schools, making it perfect for families. Moreover, it's in the vicinity of Sutton park, offering plenty of opportunities for outdoor activities and nature walks.

In summary, this five-bedroom detached property, is a versatile family home with ample space and unique features. Its prime location and proximity to key amenities make it a fantastic opportunity for any family looking for a new place to call home. Don't miss out on viewing this exceptional property.

ENTRANCE HALL Providing access to living areas and stairs leading off.

LOUNGE 24' 3" x 8' 3 max" (7.39m x 2.51m) Two windows to rear, two windows to side, window to front, two double doors, door to:

DINING ROOM 15' 10" x 11' 7" (4.83m x 3.53m) Sliding door, double door, door to:

KITCHEN 30' 11" x 7' 2" (9.42m x 2.18m) Window to rear, window to side, window to front, door to:

SHOWER ROOM Window to front.

LANDING Providing access to all five bedrooms and family bathroom.

BEDROOM ONE 11' 8" x 10' 5" (3.56m x 3.18m) Window to rear, door to:

EN SUITE SHOWER ROOM Window to front, door to:

BEDROOM TWO 11' 8" x 10' 5" (3.56m x 3.18m) Window to front.

BEDROOM THREE 10' 5" x 10' 5" (3.18m x 3.18m) Window to rear, door to:

BEDROOM FOUR 8' 8" x 8' 5" (2.64m x 2.57m) Window to front.

BEDROOM FIVE 8' 6" x 7' 7" (2.59m x 2.31m) Window to rear, door to:

BATHROOM Two windows to side.

Council Tax Band E - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 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.

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

