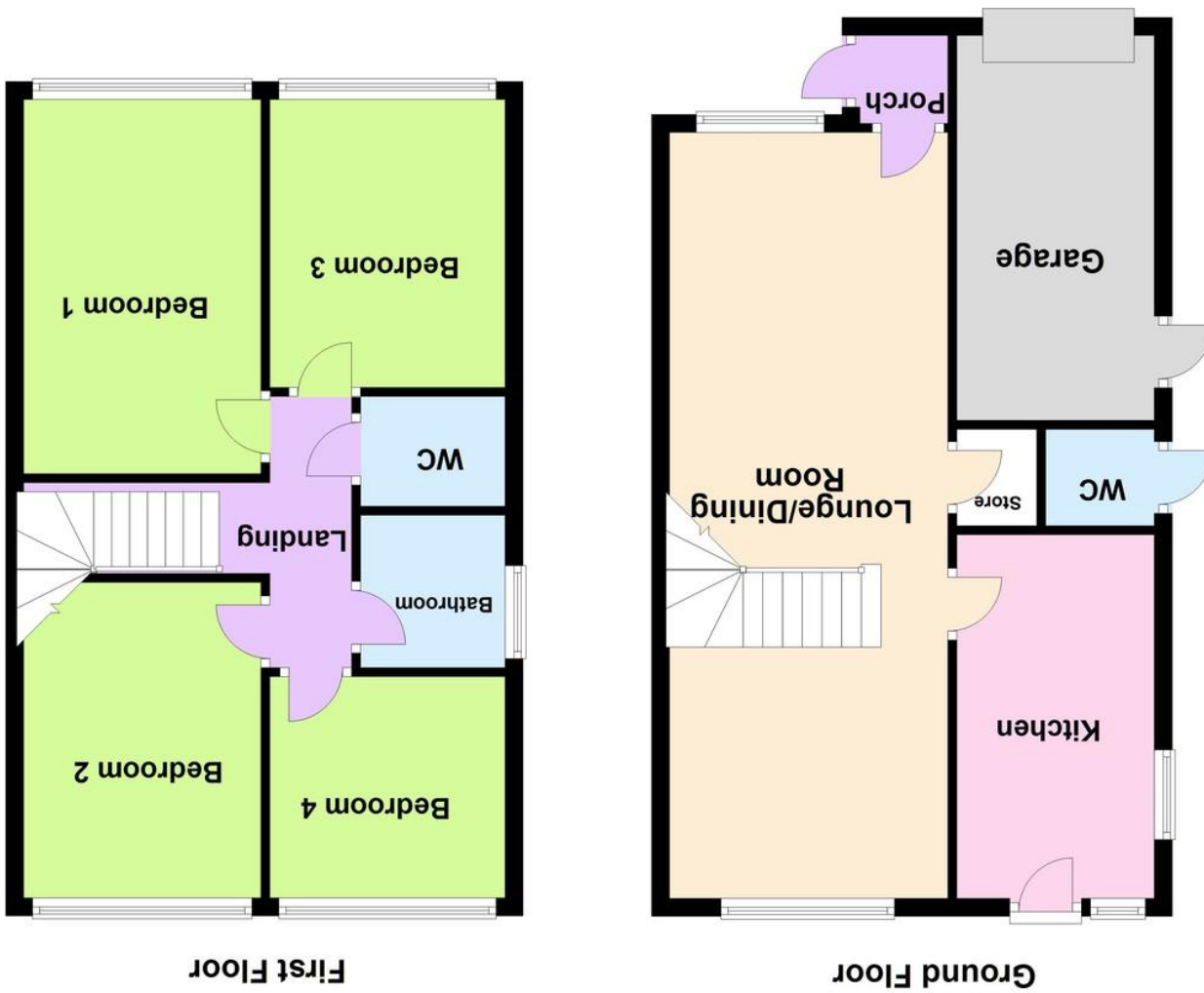
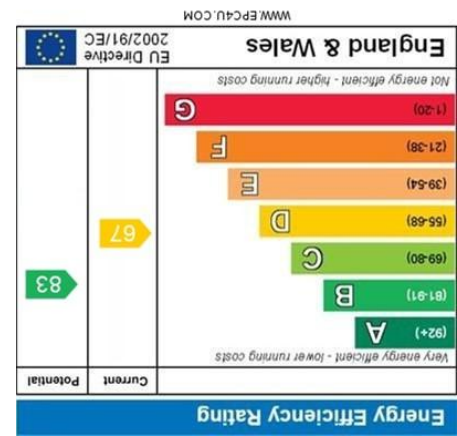


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- NO ONWARD CHAIN
- FOUR BEDROOM DETACHED HOME
- SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES

Avery Road, Sutton Coldfield, B73 6QD

£350,000



Property Description

For sale is this detached property offering an abundance of potential and requiring modernisation. Set in a tranquil location, it is perfect for those seeking a quiet and peaceful setting, yet within easy reach of public transport links and local amenities. The property boasts four well-proportioned bedrooms and a single bathroom. A single reception room allows for a comfortable space to relax and entertain, and the kitchen offers plenty of room for culinary creativity. While the interior requires a touch of modernisation, this home offers a unique opportunity to shape it according to your own taste and style. It provides an excellent blank canvas for those who wish to inject their personality into their next home. Noteworthy features of this property include a garage and a driveway providing off road parking, both highly sought-after commodities in any residential area. The presence of these features significantly enhances the convenience factor of this property. Situated close to reputable schools, this property is ideally suited for families. The nearby parks also provide ample space for recreational activities and outdoor enjoyment. With local amenities within reach, this property provides all the necessities for comfortable living. Furthermore, the property could also appeal to couples who are seeking a project and a home to truly make their own.

To truly appreciate the potential this property offers, viewing is highly recommended. Don't miss out on this opportunity to acquire a home that can be moulded to perfectly suit your needs and preferences.

PORCH Having double glazed door, double glazed window to front, leading to a timber reception door into:

THROUGH LOUNGE/DINING ROOM 28' x 10' 2" (8.53m x 3.1m) Lounge area: Having double glazed window to front and side, radiator, door into storage cupboard, open central staircase leading into:

Dining area: Having double glazed window to rear, radiator, door into:

KITCHEN 13' 8" x 8' 8" (4.17m x 2.64m) Having drawer, base and eye level cupboards, work surfaces, tiling to splash backs, four ring gas hob with extractor over head, electric oven, space and plumbing for washing machine, stainless steel one and a half bowl sink and drainer, double glazed window to rear and side door into garden

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

BEDROOM ONE 13' 8" x 8' 8" (4.17m x 2.64m) Having double glazed window to front, radiator, door into upstairs storage cupboard

BEDROOM TWO 11' 2" x 8' 9" (3.4m x 2.67m) Having double glazed window to rear, radiator, door into upstairs storage cupboard

BEDROOM THREE 10' 8" x 8' 11" (3.25m x 2.72m) A third double bedroom, double glazed window to front, radiator

BEDROOM FOUR 8' 2" x 8' 11" (2.49m x 2.72m) Having double glazed window to rear, radiator, door into cupboard and open storage

BATHROOM 5' 4" x 5' 10" (1.63m x 1.78m) Having panelled bath with electric shower overhead, pedestal wash hand basin, double glazed pattern window, radiator, tiling to part walls

SEPERATE WC Having white close coupled WC, double glazed pattern window

REAR GARDEN Paved patio leading to a bordered lawn, large timber store



GARAGE Unmeasured

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 and O2 and limited data available for EE, 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?

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