

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.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 72 C
 Potential: 84 B

Boldmere | 0121 321 3991



- FOUR BEDROOM DETACHED HOME
- OPEN PLAN KITCHEN/DINER
- DRIVEWAY PROVIDING OFF ROAD PARKING
- GARAGE
- CLOSE TO LOCAL AMENITIES

Avery Road, Boldmere, Sutton Coldfield, B73 6QD

£475,000



Property Description

For sale is a stunning detached property, presented in immaculate condition and situated in a quiet neighbourhood with all the conveniences one would seek. The location boasts easy access to excellent public transport links and local amenities, nearby schools for families with children, and the beautiful Sutton Park for leisurely strolls and outdoor activities. The residence offers a spacious layout with four well-proportioned bedrooms, a single bathroom, and one reception room. The home is perfect for families, providing ample space for both relaxation and entertainment. One of the highlights of this property is the thoughtfully designed kitchen. It exhibits an open-plan layout, complete with a stylish kitchen island and a dedicated dining space. It is a perfect spot for culinary enthusiasts to cook their favourite meals while engaging with family and friends. Additionally, the property comes with a garage and parking facility, providing extra convenience to homeowners. These unique features not only add practicality but also amplify the overall value of the property.

In conclusion, this property embodies a harmonious blend of comfort and convenience. Its ideal location and well-planned layout make it a perfect place for families to call home. The added advantage of a garage and a driveway providing off road parking makes it a truly attractive proposition. The attention to detail and the immaculate condition of this residence promise a ready-to-move-in experience for the lucky buyer. Give us a call now to book your viewing!

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

LOUNGE 18' 7" x 10' (5.66m x 3.05m) Carpeted and having double glazed window, radiator, ceiling light and power points.

FAMILY DINING KITCHEN 24' 3" x 12' 7" (7.39m x 3.84m) Comprehensive range of high gloss units to include drawer, base and eye level cupboards and fitted island with six ring gas hob with extractor hood over and cupboards under, fitted double oven/grill combination, space for American style fridge/freezer work surface and matching upstands, sink and drainer, spotlights to ceiling and sound system, double glazed window to side, tiled floor that continues through to

CONSERVATORY 24' 3 max" x 8' 6" (7.39m x 2.59m) Double glazed windows, double glazed double doors, two radiators

WC White close coupled WC, wash hand basin, elegant tiling to walls and floor, double glazed opaque window, chrome ladder style radiator/towel rail

LANDING Providing access to all four bedrooms and family bathroom.

BEDROOM ONE 13' 5" x 8' 1" (4.09m x 2.46m) Double glazed window to front, radiator, spotlights to ceiling

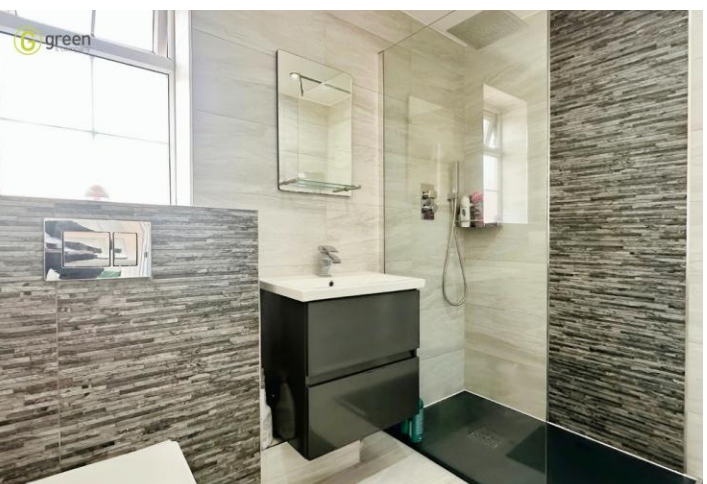
BEDROOM TWO 10' 6" x 8' 9" (3.2m x 2.67m) Double glazed window to front, radiator, spotlights to ceiling

BEDROOM THREE 11' x 8' 10" (3.35m x 2.69m) Double glazed window to rear, radiator, spotlights to ceiling

BEDROOM FOUR 8' 5" x 8' 9" (2.57m x 2.67m) Double glazed window to rear, radiator, spotlights to ceiling

SHOWER ROOM Double glazed window to side, double sized shower cubicle, wash hand basin set into a vanity unit, close coupled WC, spotlights to ceiling chrome ladder style radiator/towel rail, tiling to walls and floor.

GARAGE 17' 6" x 7' 3" (5.33m x 2.21m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



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, O2 and data available but limited for EE, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 3Mbps. Highest available upload speed 0.5Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
 Networks in your area - Virgin Media, Openreach

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