

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



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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.
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Boldmere | 0121 321 3991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- A BEAUTIFULLY PRESENTED EXTENDED SEMI DETACHED HOUSE
- ATTRACTIVE LOUNGE
- SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- THREE GOODS SIZED BEDROOMS

104 Holifast Road, Wylde Green, Sutton Coldfield, B72 1AF

£430,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

SOUGHT AFTER RESIDENTIAL LOCATION - This beautifully presented extended traditional semi detached house occupies this sought after residential location conveniently situated for amenities including excellent local schools and shops with public transport on hand providing easy access into both Sutton Coldfield Town Centre Birmingham City Centre and motorway connections. The accommodation which has undergone many cosmetic improvements to a high specification throughout and briefly comprises:- Welcoming reception hallway, a attractive lounge, superb open plan kitchen/dinner/family room, utility, guest cloakroom, landing, three good sized bedrooms and a luxury appointed family bathroom. Outside to the front the property is set back behind a multi vehicle block paved driveway giving access to the garage and to the rear is a good sized secluded rear garden. **EARLY INTERNAL VIEWING OF THIS SUPERB PROPERTY IS HIGHLY RECOMMENDED.**

OUTSIDE To the front the property occupies a pleasant position on the road and is set back behind a walled multiple vehicle block paved driveway giving access to the garage with external lighting and block paved path way with gated access to the rear.

STORM PORCH With external lights and tiled floor.

WELCOMING RECEPTION HALLWAY Being approached via a double glazed composite reception door with matching side screen, laminate flooring, designer wall mounted radiator, spindled turning staircase off to the first floor accommodation with useful under stairs storage and doors off to lounge and open plan kitchen diner, family room.

FAMILY LOUNGE 15' 7" into bay x 10' 10" (4.75m x 3.3m) Having walk-in double glazed bay window to front, down-lighting, laminate flooring, designer radiator and feature bi-folding doors leading through to :-

KITCHEN/DINER/FAMILY ROOM 21' 8" max 16' 10" min x 17' 4" max (6.6m x 5.28m) Having been comprehensively fitted with a bespoke range of high gloss wall and base units with work top surfaces over incorporating inset one and a half bowl sink unit with retractable hose style mixer tap, built-in dual fan assisted ovens, space for American style fridge/freezer, dishwasher, central island, breakfast bar with high gloss base and drawer units beneath with fitted five burner gas hob with designer extractor hood over, laminate flooring, down-lighting, feature Velux skylight.

FAMILY AREA Having space for corner settee, two feature designer radiators, bi-folding doors leading through to lounge area, opening through to dining area.

DINING AREA Having space for table and chairs, feature double glazed skylight and designer radiator and feature bi-folding double glazed doors giving access out to rear garden, glazed door leading through to :-

UTILITY ROOM Having space and plumbing for washing machine, wall mounted designer radiator, pedestrian access door through to garage, opaque double glazed door giving access to the side and door leading through to :-

GUEST CLOAKROOM Being luxuriously re-appointed with a white suite comprising designer vanity wash basin with chrome waterfall mixer tap with drawers beneath, low flush wc, chrome ladder heated towel rail, down-lighting and opaque double glazed window to rear elevation.

FIRST FLOOR LANDING Approached via spindled turning staircase passing opaque double glazed window to side with access to loft via pull down ladder and doors off to bedrooms and bathroom.

BEDROOM ONE 15' 11" into bay x 10' 10" into wardrobe (4.85m x 3.3m) Having a range of fitted mirror fronted wardrobes with shelving and hanging rail, feature designer radiator, walk-in double glazed bay window to front elevation.

BEDROOM TWO 15' 1" into bay max 12' min x 9' 10" (4.6m x 3m) Having a range of built-in wardrobes with mirror sliding doors with shelving and hanging rail, feature designer radiator and walk-in double glazed bay window to rear.

BEDROOM THREE 10' 9" max x 7' 7" (3.28m x 2.31m) With feature designer radiator, double glazed bay window to front, useful walk-in wardrobe.



LUXURY RE-APPOINTED BATHROOM Having a white suite comprising his and hers dual vanity wash hand basins with feature waterfall chrome mixer taps with drawers beneath, p-shaped panelled bath with fitted shower screen with waterfall mixer tap and mains fed shower over, low flush wc, feature designer chrome ladder heated towel rail, marble tiling, full tiling to walls and floor, down-lighting and opaque double glazed windows to side and rear elevation.

GARAGE 14' 6" x 7' 10" (4.42m x 2.39m) With automatic roller shutter door to front, light and power, opaque double glazed window to side and pedestrian access door through to utility room and wall mounted gas combination central heating boiler.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE TO THE REAR With a good sized well maintained south-easterly facing rear garden with full width block paved patio with pathway extending to the front of the property, external security lighting, cold water taps, neat good sized lawn with fencing to perimeter and timber framed garden shed.

Council Tax Band D - Birmingham City Council

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

Mobile coverage - limited voice and data available for EE, Three, O2 and Vodafone.
Broadband coverage:-
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.6 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.
Networks in your area - 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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