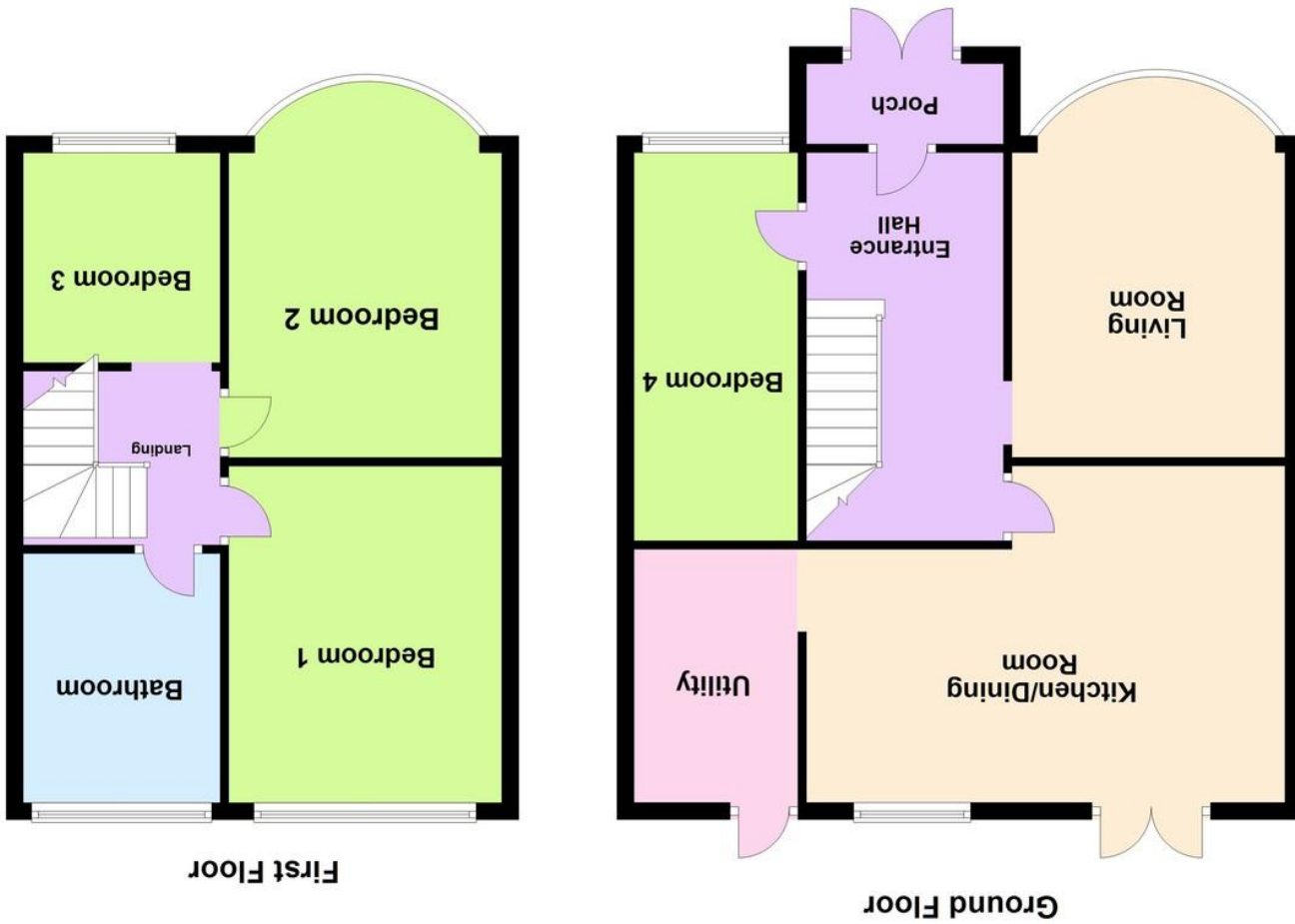
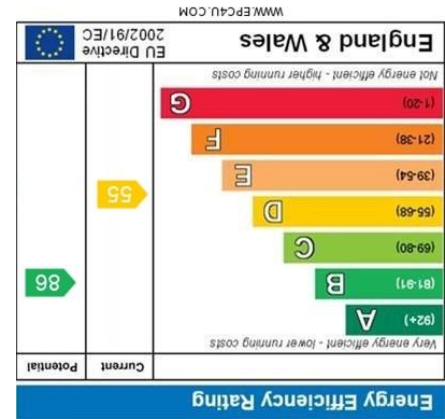


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyancer.



Boldmere | 0121 321 3991



- BEAUTIFUL FOUR BEDROOM SEMI DETACHED
- IMMACULATE RENOVATION
- OPEN PLAN KITCHEN/DINER
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SOUGHT AFTER LOCATION

Elizabeth Road, Sutton Coldfield, B73 5AR

£365,000



Property Description

We are pleased to present an immaculate semi-detached property available for sale. This well-maintained home boasts of four generous bedrooms, a modern bathroom, and a beautiful kitchen. The property also features a single, comfortable reception room, perfect for family gatherings or quiet evenings. The location of the property is a distinct advantage, offering excellent public transport links, proximity to reputable schools, and easy access to local amenities. These features make this property an ideal choice for families and couples who value convenience and connectivity. One of the unique features of this property is the spacious driveway providing off road parking for multiple vehicles. In addition, the property comes with a beautiful garden. It's a perfect spot for outdoor relaxation, children's play, or even a BBQ on summer evenings. Overall, this property is a perfect blend of comfort, convenience, and modernity. It has been maintained in an immaculate condition, reflecting the pride of homeownership. Its semi-detached nature ensures a good balance of privacy and community living.

This property is ideal for families and couples seeking a home that provides both a peaceful living environment as well as easy access to essential services and amenities. Whether you're a first-time buyer or looking to upgrade, this property is worth considering. Don't miss out on this fantastic opportunity to own a home in a prime location with excellent features.

PORCH 3' 1" x 7' 8" (0.94m x 2.34m)

ENTRANCE HALL 15' x 7' 3" (4.57m x 2.21m) Providing access to living areas and stairs leading off.

LIVING ROOM 14' 4 max" x 10' 7" (4.37m x 3.23m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

KITCHEN/DINER 13 max" x 18' 3 max" (3.96m x 5.56m) Having double glazed French doors to garden, double glazed window, radiator, a range of wall and base units, cooker, ceiling light and power points.

UTILITY ROOM 9' 8" x 6' 3" (2.95m x 1.91m) Having door to rear garden, ceiling light and power points.

BEDROOM FOUR 15' x 6' 4" (4.57m x 1.93m) Carpeted and having double glazed window, radiator, ceiling light and power points.

LANDING Providing access to three bedrooms and family bathroom.

BEDROOM ONE 13' 1" x 10' 7" (3.99m x 3.23m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM TWO 14' 4 max" x 10' 7" (4.37m x 3.23m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM THREE 8' x 7' 3" (2.44m x 2.21m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 9' 4" x 7' 2" (2.84m x 2.18m) Tiled throughout and having double glazed window, bath, walk in shower, low level wc, wash basin, heated towel rail and ceiling light.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-
Mobile coverage - voice likely available for EE, Three, O2 and Vodafone and data likely available for EE, Three and Vodafone, limited for O2.



Broadband coverage:-
Broadband Type = Standard Highest available download speed 4Mbps. Highest available upload speed 0.5 Mbps.
Broadband Type = Superfast Highest available download speed 77 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 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

