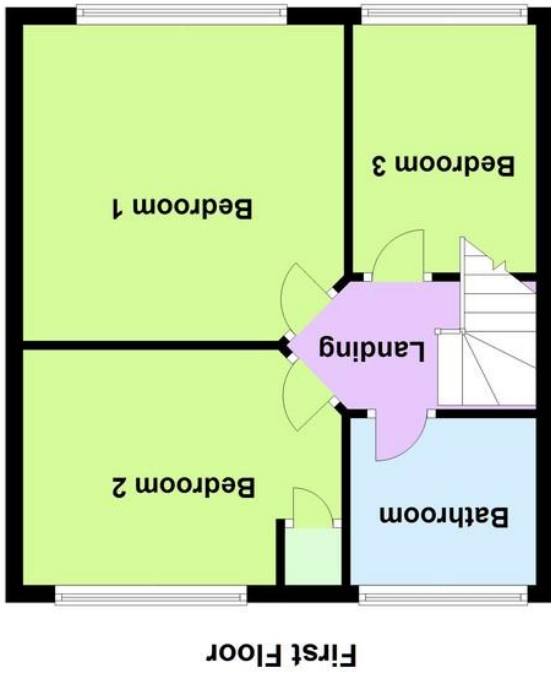
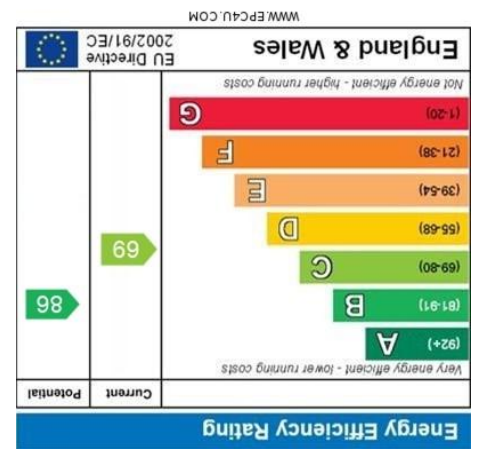


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- THREE BED SEMI DETACHED
- CLOSE TO LOCAL AMENITIES
- GREAT LOCAL SCHOOLS
- FANTASTIC TRANSPORT LINKS
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING

Coles Lane, Sutton Coldfield, B72 1NS

£375,000



Property Description

Presenting a splendid semi-detached property currently listed for sale. This residence, tastefully adorned with neutral decor, offers an inviting and serene atmosphere that any buyer would appreciate. The property is well-appointed with ample living spaces, making it an ideal purchase for families or couples seeking to establish their new home. The house comprises three generously sized bedrooms, promising a comfortable lifestyle with plenty of room for all the family. The property further benefits from a well maintained bathroom and downstairs shower room, ensuring a convenient living experience for all its inhabitants. The house boasts an inviting kitchen that has been thoughtfully designed to cater to all the culinary needs of a family. The property further impresses with two spacious reception rooms, offering a wealth of space for entertaining guests or spending quality time with loved ones. Situated in a desirable location, this property promises a lifestyle of convenience and ease. It is located in close proximity to excellent public transport links, ensuring easy commutes. Furthermore, with several schools located nearby, this property is an excellent choice for families with children. Local amenities are also within easy reach, adding to the convenience this location offers.

In conclusion, this stunning semi-detached property promises a comfortable and convenient lifestyle. With its neutral decor, spacious rooms, and desirable location, it is an ideal choice for families or couples seeking a new home. Don't miss this opportunity and give us a call to book your viewing.

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

LOUNGE 12' 2" x 16' 6 max" (3.71m x 5.03m) With double glazed window to front, radiator, feature fireplace housing coal effect gas fire, dado rail, coving to ceiling and wood effect panelled flooring

KITCHEN 7' 10" x 19' 10 max" (2.39m x 6.05m) With a range of wall and base units, rolled worktops over, double bowl sink unit with mixer tap, tiled splashbacks, oven, hob with extractor over, tiled floor, radiator, tiled floor, radiator, inset lighting and useful understairs pantry storage, door side, leading through to side access.

DINING ROOM 9' x 18' 5 max" (2.74m x 5.61m) With radiator, double glazed window, double glazed french doors, wood effect panelled flooring, coving to ceiling, inset lighting and door leading to;

SHOWER ROOM 8' 1" x 4' (2.46m x 1.22m) Having walk in shower, low level wc, wash basin and ceiling light.

LANDING Providing access to all three bedrooms and family bathroom.

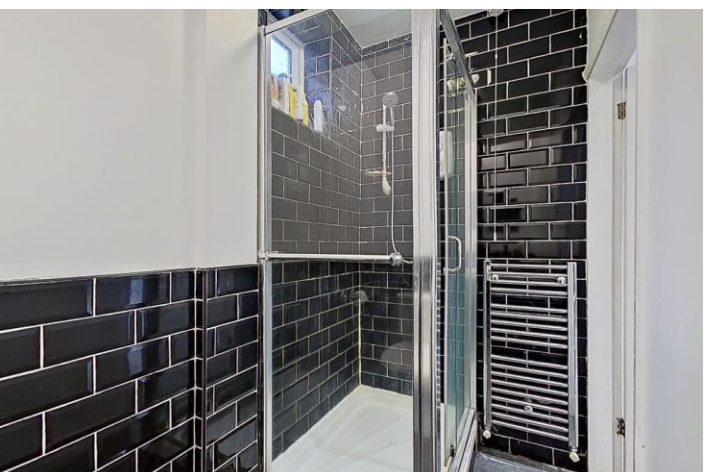
BEDROOM ONE 12' 2" x 12' 4" (3.71m x 3.76m) With double glazed window to front and radiator

BEDROOM TWO 8' 7" x 12' 2" (2.62m x 3.71m) With double glazed window to rear, airing cupboard housing Baxi central heating boiler

BEDROOM THREE 9' 6" x 7' 2" (2.9m x 2.18m) Double glazed window to front and radiator

BATHROOM 5' 6" x 7' 3" (1.68m x 2.21m) With panelled bath, W.C, handbasin, partial tiled splashbacks, double glazed frosted window to rear, radiator, inset lighting

OUTSIDE Well established fenced rear garden with raised decking sun terrace/ BBQ area, lawned garden with borders



Council Tax Band B - 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 and Three, limited for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 73 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

