

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 Conveyor.

Boldmere | 0121 321 3991



- TWO BEDROOM PERIOD TERRACE HOME
- SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- FANTASTIC TRANSPORT LINKS

Coles Lane, Sutton Coldfield, B72 1NH

£287,500



Property Description

Occupying a prime position in a popular residential area this beautifully presented traditional mid terraced property is conveniently situated for all amenities including Sutton Town Centre, well reputed Schools and for commuting by both rail and road. The property provides good size living accommodation with a delightful reception room and an open plan kitchen/diner. On the first floor there are two double bedrooms and Large Bathroom with a bath and shower cubicle. One of the standout features of this property is the driveway, providing off road parking. The property is ideal for first time buyers and investors and early viewing is strongly recommended.

Give us a call now to book your viewing!

LIVING ROOM 10' 9" x 9' 8" (3.28m x 2.95m) Having double glazed bay window to front, shutters, radiator, ceiling light and power points.

OPEN PLAN KITCHEN DINER 11' 8" x 10' 11" (3.56m x 3.33m) Plus 8' 8" x 6' 4" (2.66m x 1.93m) Having a range of wall and base units, cooker, gas hob, fridge/freezer, double glazed window to rear, double glazed French door to rear garden, radiator, ceiling light and power points.

DOWNSTAIRS WC Having low level w.c, wash basin and ceiling light.

OFFICE 10' 9" x 6' 4" (3.28m x 1.93m) Having double glazed window to side, radiator, ceiling light and power points.

FIRST FLOOR LANDING Providing access to two bedrooms and family bathroom.

BEDROOM ONE 10' 11" x 9' 10" (3.33m x 3m) Having double glazed window to front, shutters, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM TWO 11' 10" x 8' 1" (3.61m x 2.46m) Carpeted, double glazed window to rear, storage cupboard, radiator, ceiling light and power points.

BATHROOM 13' 6" x 6' 4" (4.11m x 1.93m) Having double glazed window to rear, walk-in shower, bath, low level w.c, wash basin, heated towel rail and ceiling light.

Council Tax Band B - Birmingham

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

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

Broadband coverage:-
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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