

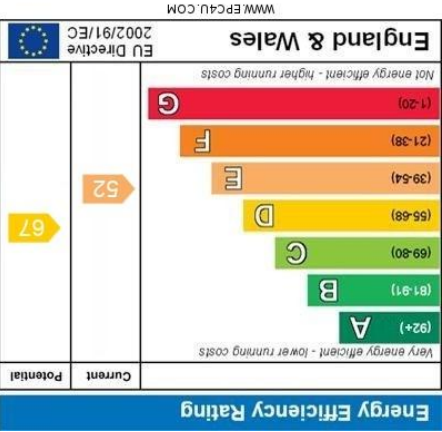
NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Boldmere | 0121 321 3991



- THREE BEDROOM SEMI DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- SPACIOUS GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING



Berwood Farm Road, Sutton Coldfield, B72 1AG

£375,000



Property Description

A rare opportunity to acquire this neutrally decorated, semi detached bungalow located in a quiet area with excellent public transport links and local amenities nearby. This charming home boasts three bedrooms, including a spacious master bedroom offering comfort and privacy. The property features a well-maintained garden, perfect for relaxing or entertaining guests. With a single reception room, this home provides a cosy space for family gatherings or quiet evenings in. The property also includes a garage, providing convenient parking and storage space.

Located in a peaceful neighbourhood, this property offers a serene retreat from the hustle and bustle of city life. Don't miss out on the chance to make this bungalow your home. Contact us today to arrange a viewing and experience the charm of this delightful property for yourself.

PORCH Providing access to:-

ENTRANCE HALL Providing access to all living areas.

LIVING ROOM 16' 7" x 15' 9" (5.05m x 4.8m) Having double glazed French door to rear garden, double glazed windows, radiator, ceiling light and power points.

KITCHEN 10' 0" x 10' 9" (3.05m x 3.28m) Having double glazed window to rear, a range of wall and base units, cooker, gas hob, radiator, ceiling light and power points.

UTILITY ROOM 5' 3" x 6' 3" (1.6m x 1.91m) Having double glazed French door to side garage, double glazed window to side, base units, ceiling light and power points.

BEDROOM ONE 13' 10" x 10' 1" (4.22m x 3.07m) Having double glazed window to front and side, radiator, ceiling light and power points.

BEDROOM TWO 10' 9" x 9' 7" (3.28m x 2.92m) Having double glazed window to front, radiator, ceiling light and power points.

BEDROOM THREE 7' 0" x 9' 9" (2.13m x 2.97m) Having double glazed window to front, radiator, ceiling light and power points.

BATHROOM 9' 10" x 6' 5" (3m x 1.96m) Tiled throughout, having bath, walk-in shower, low level wc, wash basin, heated towel rail and ceiling light.

GARAGE 29' 1" x 2' 8" (8.86m x 0.81m) Having power and light.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for our own vehicular requirements)

Council Tax Band D - Birmingham

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 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 38 Mbps. Highest available upload speed 8 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

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.

*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.

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