

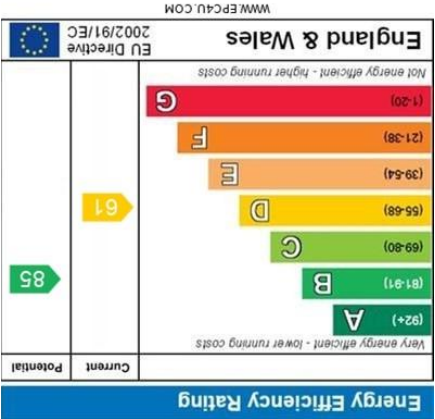
NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- NO ONWARD CHAIN
- GREAT OPPORTUNITY
- BEAUTIFULLY PRESENTED
- DRIVEWAY
- WALKING DISTANCE TO CHESTER ROAD TRAIN STATION



Green Lanes, Wylde Green, Sutton Coldfield, B73 5JW

Offers over £300,000





## Property Description

On the market is a beautiful semi-detached house for sale, boasting a neutrally decorated interior. The property features two well-proportioned bedrooms, a single bathroom, two reception rooms and a modern style kitchen. The neutral decor throughout the house offers the perfect canvas for potential buyers to add their personal touch and make the house their own. Benefiting from two reception rooms, this property provides ample living space that caters to both entertaining and relaxation needs. Whether you require an area for hosting social gatherings or a quiet space for unwinding after a long day, this property can meet your needs. The location of this house is simply unbeatable. Positioned close to public transport links, the house offers easy access to other parts of the city and beyond. Furthermore, the property is in close proximity to local amenities, ensuring that daily necessities are just a short walk away. For those with children, the nearness to local schools is a significant advantage. This house is particularly ideal for couples seeking a comfortable and convenient place to call home. With its ample living space, convenient location, and neutral decor, this house presents a fantastic opportunity to create a charming and personalised home.

In conclusion, this semi-detached house is a gem on the market. It offers a blend of space, convenience, and potential that is hard to find. Don't miss out on the chance to view this property - it could be the perfect home for you.

**ENTRANCE HALL** Providing access to living areas.

**KITCHEN** 7' 4" x 19' 10" (2.24m x 6.05m) Tiled flooring, double glazed window to rear, a range of wall and base units, cooker, radiator, French door to rear garden, ceiling light and power points.

**WC** With low level WC, double glazed window to side, radiator and ceiling light.

**DINING ROOM** 12' 4" x 13' 10" (3.76m x 4.22m) With double glazed window to rear, radiator, ceiling light and power points.

**LIVING ROOM** 12' 5" x 15' 0" (3.78m x 4.57m) Having two double glazed windows to front, radiator, ceiling light and power points.

**CELLAR** With power and light.

**FIRST FLOOR**

**LANDING** Providing access to two bedrooms and bathroom.

**BEDROOM ONE** 12' 5" x 12' 4" (3.78m x 3.76m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

**BEDROOM TWO** 9' 7" x 13' 10" (2.92m x 4.22m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

**BATHROOM** Tiled flooring, bath, walk in shower, heated towel rail, low level WC, wash basin, double glazed window to rear 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, limited for O2, Vodafone and data likely available for EE, Three, limited for O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

**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.

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**WANT TO SELL YOUR OWN PROPERTY?**  
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