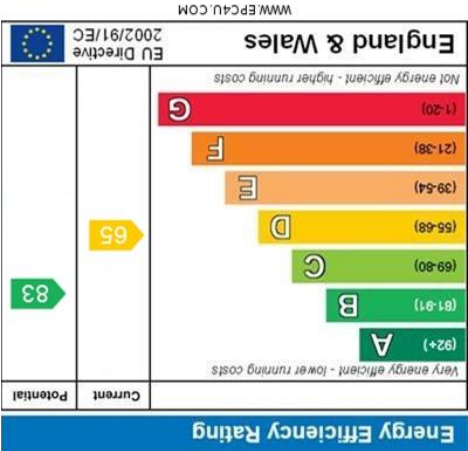


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



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- SPACIOUS FAMILY DETACHED BUNGLOW WITH 2 BATHROOMS AND 3 BEDROOMS
- SUPERB CENTRAL SUTTON LOCATION
- SUMMER HOUSE/HOME OFFICE



While Road, Sutton Coldfield, B72 1ND

£450,000



Property Description

What an excellent opportunity to acquire a spacious detached family bungalow with very flexible accommodation, situated centrally in Sutton Coldfield, close to all amenities including schools for children of all ages, public transport facilities, shops and recreational.

Served by gas central heating and having double glazing, the property stands behind a multi vehicle driveway with EV charging point and stands on a good plot with a summerhouse/home office in the rear garden.

The property has been extended to the rear to incorporate a lovely lounge and magnificent kitchen with family / dining area and well complemented by a superb range of units.

Providing three well proportioned bedrooms, utility room with study area, family bathroom and separate shower room. The property needs to be viewed internally to be fully appreciated and in more details comprises:-

RECEPTION HALL With radiator, feature front door, access to loft with pull down ladder and having boarding.

BEDROOM ONE 11' 2" x 13' 4" (3.4m x 4.06m) With double glazed bay window to front and radiator.

BEDROOM TWO 9' 6" x 10' 11" (2.9m x 3.33m) Double glazed window to front and radiator.

BEDROOM THREE 8' 7" x 11' 9" (2.62m x 3.58m) Double glazed window to side and radiator.

BATHROOM 7' 6" x 4' 10" (2.29m x 1.47m) Having a white suite comprising panelled bath with overhead shower and glazed screen, low level wc, pedestal wash basin, ladder radiator.

UTILITY ROOM 11' 3" x 7' 4" (3.43m x 2.24m) Skylight, radiator, work top with under space for appliances, wall cupboards, plumbing for washing machine, space for study area and coat hanging.

SHOWER ROOM 8' x 4' (2.44m x 1.22m) With tiled floor, tiled splash backs, shower compartment with mixer shower over, low level wc, wash basin with vanity unit, ladder radiator, double glazed window to side.

SUPERB LOUNGE 12' x 16' 3" (3.66m x 4.95m) With radiator, double glazed double French doors to the rear garden.

MAGNIFICENT EXTENDED BREAKFAST KITCHEN / FAMILY ROOM DINING AREA 11' 2" x 23' 11" (3.4m x 7.29m) With LVT flooring, comprehensive range of units including base and wall cupboards, central island unit with breakfast bar and pan drawers, wall mounted Baxi gas fired central heating boiler, enamel one and a half bowl sink unit with mixer tap, built-in dishwasher, free-standing Rangemaster, six ring gas hob, electric double oven, grill and warming drawer, extractor over, metropolitan tiled splash backs to work surfaces, double glazed window to rear, two Velux windows and bi-fold double glazed doors leading onto the patio area,

OUTSIDE To the rear is a lovely enclosed garden with paved patio area, double and single power points, cold water tap, lawned garden with hedges to the boundaries, gated access along the right hand boundary to the front, driveway with parking for multiple vehicles, EV charging point and boundary wall.

DETACHED SUMMER HOUSE / OFFICE 11' 3" x 9' 7" (3.43m x 2.92m) With electric light and power points, electric heater, high speed broadband.

Adjacent to the summer house is a wooden store room.

Council Tax Band D - Birmingham City Council

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

Mobile coverage for:
EE and Thee - Good in-home and outdoor
O2 and Vodafone - Variable in-home, good outdoor

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:- 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

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