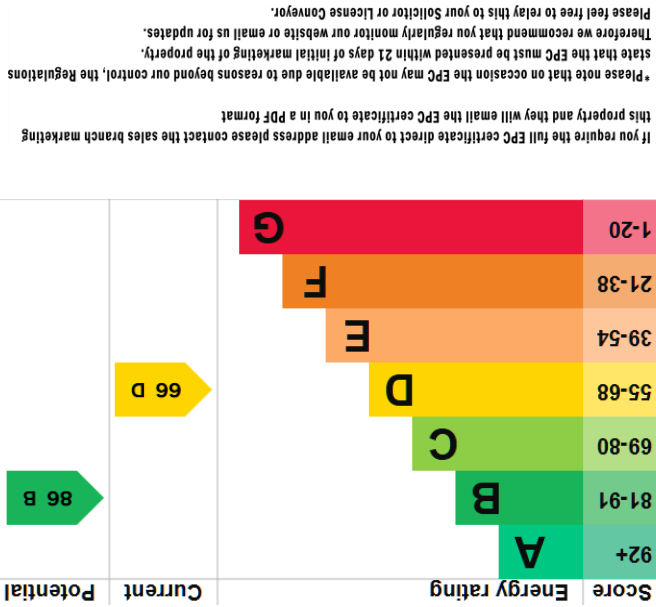


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Boldmere | 0121 321 3991



- FANTASTIC TOWN CENTRE LOCATION
- 2 CAR DRIVE WITH EV CHARGING POINT
- WELL PLACED FOR CHILDREN OF ALL AGES
- GREAT COMMUTER ACCESS
- VERY USEFUL MULTI PURPOSE ROOM IN REAR GARDEN



Maple Road, Sutton Coldfield, B72 1JP

£390,000



Property Description

Great opportunity to acquire a centrally located traditional semi which is well placed for schooling for children of all ages, for commuting and excellent Sutton Coldfield town centre recreation and shopping facilities.

Served by central heating and double glazing the property has a two car drive to the front with EV charging point and a good sized rear garden which also has very useful multi purpose room which could be utilised as a home office, gym or playroom.

The property provides well tendered accommodation and viewing is recommended of the accommodation which comprises:-

PORCH With double glazed front door, meter cupboards and part glazed door leading to:-

RECEPTION HALL With radiator, cupboard under stairs, pantry under stairs, staircase leading off. There are attractive stripped doors from the hallway to the pantry, lounge and dining room.

LOUNGE 14' 10" x 10' 11" (4.52m x 3.33m) With double glazed bay window to front and radiator.

DINING ROOM 14' 5" x 10' 11" (4.39m x 3.33m) Having radiator, double glazed French door to garden, wooden fire surround.

KITCHEN 9' 5" x 5' 7" (2.87m x 1.7m) With double glaze windows to front and side, exterior side door, units incorporating sink unit, base cupboards, wall cupboards, space for appliances.

FIRST FLOOR LANDING With double glazed window and stripped wooden doors.

BEDROOM ONE 14' 11" x 10' 11" (4.55m x 3.33m) With double glazed bay to rear, radiator.

BEDROOM TWO 14' 10" x 9' 8" (4.52m x 2.95m) Double glazed bay window to front, radiator.

BEDROOM THREE 9' 1" x 7' 2" (2.77m x 2.18m) Double glazed window to front and radiator.

SEPARATE TOILET With low level wc, double glazed window to side.

BATHROOM 6' 1" x 6' 6" (1.85m x 1.98m) With double glazed window to rear, ladder radiator, panelled bath with screen and shower over, wash basin and cupboard housing gas fired central heating boiler.

OUTSIDE The house stands behind a two car driveway with EV charging point.

There is gated access to the right hand boundary.

To the rear is a large garden with patio area, lawn, boundary hedges, patio with cold water tap.

DETACHED MULTI PURPOSE ROOM 15' 10" x 14' 1" (4.83m x 4.29m) With up and over door into the garden, double glazed window to exterior side door, electric light, power points.

This room has the potential to be converted into a number of uses.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE, O2, Three and Vodafone - Good outdoor and in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 15 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 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