

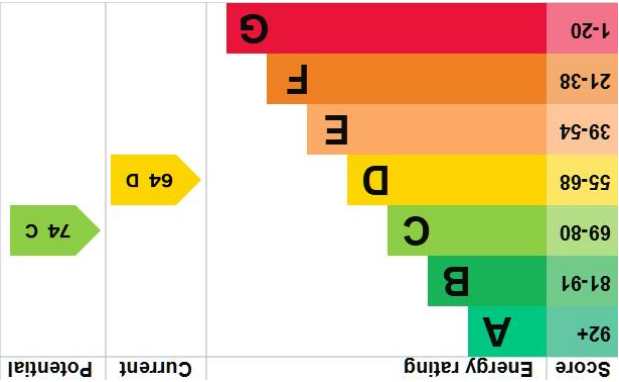
NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- NO UPWARD CHAIN
- WELL TENDED PROPERTY WITH GREAT POTENTIAL
- DELIGHTFUL ONE OWNER FAMILY HOME IN A SOUGHT AFTER CUL DE SAC OFF VESEY ROAD
- CENTRAL HEATING AND DOUBLE GLAZING

Southam Drive, Wylde Green, Sutton Coldfield, B73 5PD

£435,000



Property Description

A wonderful opportunity to aquire a one owner family link deta ched house in a most sought after location in a quiet cul-de-sac. The accommodation is slightly dated but very liveable and provides an excellent opportunity for family buyers.

Served by gas central heating and having double glazing the property has a large garage with electric roller shutter door, two reception rooms and also a conservatory, large kitchen and utility room. The first floor provides a spacious landing area, four bedrooms with bathroom. The house stands on a very mature plot behind a large driveway with excellent parking and enjoying a southerly facing rear garden. Well placed for local amenities and ideally placed for the commuter the property has the advantage of no upward chain. In more detail the property comprises:-

RECEPTION HALL With front door, radiator and staircase leading to first floor.

FITTED GUEST CLOAKROOM With double glazed window, radiator, low level WC with vanity unit to side, wash basin with vanity cupboard under and radiator.

ATTRACTIVE LOUNGE 13'7" x 14'11" (4.14m x 4.55m) With radiator, secondary glazed window to front, electric fire and feature fire surround with double doors leading through to:-

DINING ROOM 10'10" x 12'3" (3.3m x 3.73m) With radiator, double glazed sliding patio doors to conservatory and door to kitchen.

CONSERVATORY 10'1" x 9'0" (3.07m x 2.74m) With double glazed windows and double glazed double French doors to rear garden.

FITTED KITCHEN 10'4" x 12'3" (3.15m x 3.73m) With sink unit, a good range of base cupboards and drawer units, wall cupboards, splash backs, wall mounted gas fired central heating boiler and door to utility room.

UTILITY ROOM 8'6" x 9'10" (2.59m x 3m) With half glazed exterior door, door to garage, stainless steel sink unit, base cupboards and window to rear.

FIRST FLOOR

SPACIOUS LANDING With double glazed window, access to loft and shelved cupboard.

BEDROOM ONE 13'5" x 10'0" (4.09m x 3.05m) With double glazed window to front, radiator, two fitted double wardrobes.

BEDROOM TWO 10'8" x 10'8" (3.25m x 3.25m) With radiator, double glazed window to rear and fitted wardrobe.

BEDROOM THREE 7'7" x 10'0" (2.31m x 3.05m) With radiator, double glazed window to front, airing cupboard housing hot water tank.

BEDROOM FOUR 10'5" x 7'4" (3.18m x 2.24m) With radiator, double glazed window to rear and fitted wardrobe.

BATHROOM 9'10" x 6'3" (3m x 1.91m) With tiled walls, radiator, coloured suite comprising; panel bath, pedestal wash basin, low level WC, separate shower compartment with thermostatic shower over.

OUTSIDE

GARAGE 8'6" x 21'8" (2.59m x 6.6m) With electric, light, power points, electric roller shutter door and door to utility. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

The house stands behind a lawned foregarden with inset tree and driveway with parking for a number of vehicles. To the rear is an enclosed southerly facing garden with patio area, shaped lawn, established borders, timber shed, fenced boundaries, cold water tap.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three, Vodafone - Good outdoor, variable in home
O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Superfast Highest available download speed 39 Mbps. Highest available upload speed 8Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. 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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