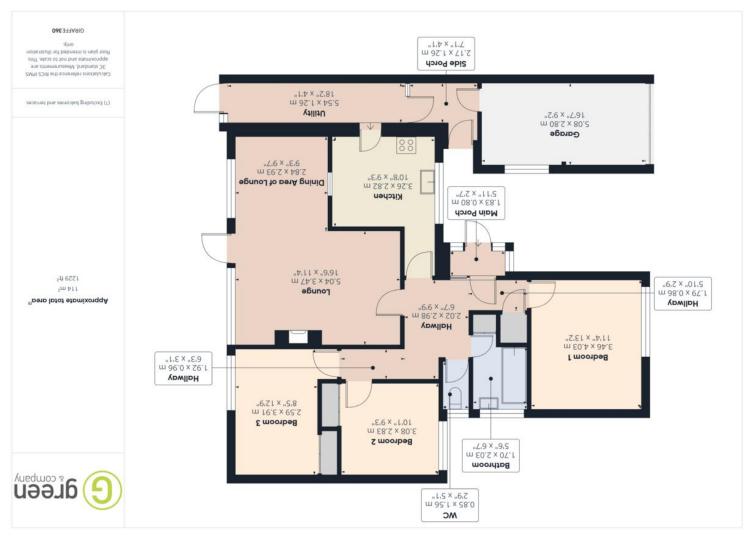




## **GUIDE TO THE RELATIONSHIP BETWEEN ROOMS** NOT TO SCALE: THIS IS AN APPROXIMATE



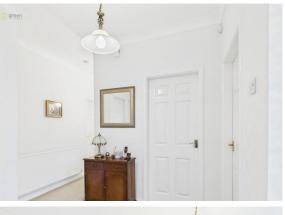
Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Sollcitor or License Conveyor. state that the EPC must be presented within  $\Sigma 1$  days of initial marketing of the property. \*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations

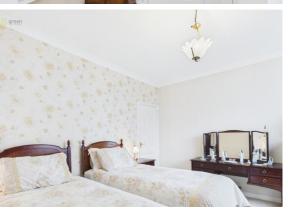
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format



## Boldmere | 0121 321 3991







- •SIZEABLE LOUNGE
- •THREE GENEROUS DOUBLE **BEDROOMS**
- VIEWING BY APPOINTMENT
- GARAGE
- •NO UPWARD CHAIN
- A BEAUTIFULLY PRESENTED, **DETACHED BUNGALOW**





















## **Property Description**

Discover this absolutely stunning 3-bedroom detached bungalow, nestled in one of Sutton Coldfield's most sought-after and peaceful neighbourhoods. Perfectly positioned near the Banners Gate entrance to Sutton Coldfield Park, this charming home offers the ideal blend of tranquillity and convenience for

Step inside to find a beautifully maintained interior that exudes warmth and comfort. The spacious kitchen is perfect for preparing family meals or entertaining friends, featuring modern appliances and plenty of storage. The inviting bathroom boasts contemporary fixtures, creating a relaxing space to  $\,$ unwind after a busy day.

The bungalow's three generous bedrooms provide ample space for family, guests, or even a home office, all filled with natural light that enhances the welcoming atmosphere. Outside, a lovely garden  $awaits\mbox{-}ideal\ for\ outdoor\ dining,\ garden\ parties,\ or\ simply\ relaxing\ in\ the\ sun\mbox{.}\ The\ covered\ side\ a\ ccess$ adds practicality, offering protection when bringing in groceries or outdoor gear. \\

Parking is effortless with a detached garage, a carport, and a driveway, providing secure and convenient options for multiple vehicles. The property's peaceful setting ensures a quiet, private lifestyle while remaining close to Sutton Coldfield's vibrant amenities, parks, and excellent transport

This is a rare opportunity to a cquire a beautifully presented bungalow in one of the most desirable areas. Whether you're downsizing, starting fresh, or seeking a tranquil retreat, this home ticks every box. Don't miss out-contact us today to arrange a viewing and take the first step toward making this incredible property your new home!

OUTSIDE TO THE FRONT Paved driveway with garden, carport and garage.

PORCH Double glazed and door leading to:-

HALLWAY Airing cupboard housing the boiler, radiator.

BATH ROO M 5' 6" x 6' 7" (1.68m x 2.01m) Shower above bath, hand wash basin, window, storage cupboards and radiator.

SEPARATE WC Radiator, low level flush wc, double glazed window

BEDROOM ON E 11' 4" x 13' 2" (3.45m x 4.01m) Double glazed window to front and central heating radiator

BEDROOM TWO 10' 1" x 9' 3" (3.07m x 2.82m) Double glazed window, built-in storage and radiator.

BEDROOM THREE 8'5" x 12'9" (2.57m x 3.89 m) Built-in storage, radiator, double glazed window

LOUNGE/DINING ROOM 16' 6" x 11' 4" (5.03m x 3.45 m) Plus 9'3" x 9'7"

 $Having\ fire, two\ radiators, serving\ ha\ tch\ in\ to\ kitchen,\ patio\ door\ to\ garden,\ floor\ -ceiling\ window,\ two$ lights and further window

FITTED KITCHEN 10' 8" x 9' 3" (3.25m x 2.82m) Sink, electric hob, double oven, serving hatch into dining area and radiator.

UTILITY ROOM 18' 2" x 4' 1" (5.54m x 1.24m)

SIDE PORCH Having door onto front driveway and a rear door into the garage.

GARAGE 16'7"  $\times$  9'2" (5.05m  $\times$  2.79m) Having a roll door to front.

 $(Please\ ensure\ that\ prior\ to\ legal\ commitmen\ t\ you\ check\ that\ any\ garage\ facility\ is\ suitable\ for\ your$ own vehicular requirements)

Council Tax Band E - Birmingham

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

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

Broadband coverage:

 $Broadband\ Type\ = Standard\ Highest\ a\ vailable\ download\ speed\ 6\ Mbp\ s.\ Highest\ a\ vailable\ upload$ speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbp s.

Broadband Type = Ultrafast Highest a vailable download speed 1000 Mbps. Highest a vailable upload speed 100 Mbps.

Networks in your area:- Virgin Media, Openreach

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 de clares 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  $\operatorname{\mathsf{qualify}}\nolimits \operatorname{\mathsf{your}}\nolimits$  offer. We recommend that you take this  $\operatorname{\mathsf{ad}}\nolimits\operatorname{\mathsf{vice}}\nolimits$  before  $\operatorname{\mathsf{ma}}\nolimits$  king an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in a ccordance with the Money Laundering Regulations 2007, Esta te 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 a ccepted, 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 nonrefundable 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 the y will email the EPC certificate to you in a PDF format

WANT TO SELL YOUROWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRAN CH ON 0121 321 3991