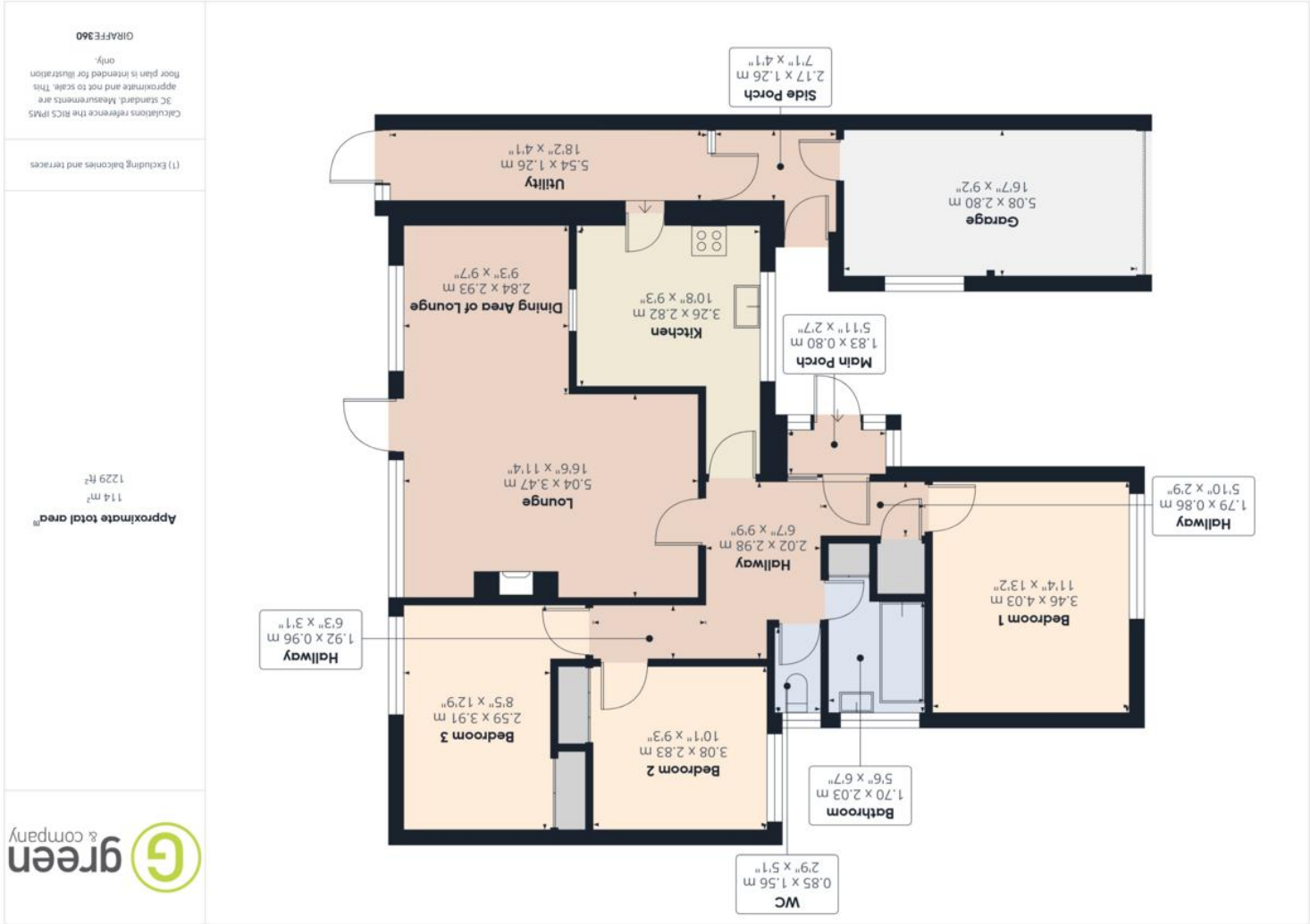


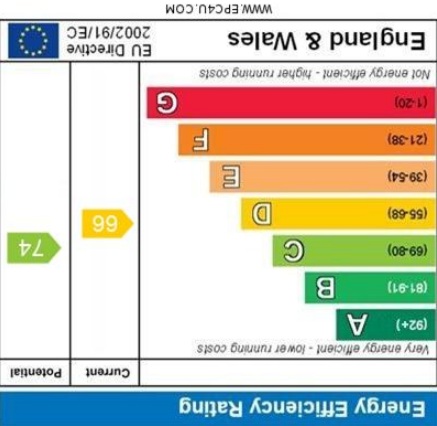
NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



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

Durley Drive, Sutton Coldfield, B73 6QT

£400,000



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 your next chapter.

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-ideal for outdoor dining, garden parties, or simply relaxing in the sun. The covered side access 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 links.

This is a rare opportunity to acquire 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.

BATHROOM 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 ONE 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 3.89m) Built-in storage, radiator, double glazed window overlooking the garden.

LOUNGE/DINING ROOM 16' 6" x 11' 4" (5.03m x 3.45m) Plus 9' 3" x 9' 7" Having fire, two radiators, serving hatch into 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" x 9' 2" (5.05m x 2.79m) Having a roll door to front.
(Please ensure that prior to legal commitment 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 available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available 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 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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991