





## Property Description

Discover this charming 2-bedroom bungalow nestled on the desirable Wareing Drive in New Oscott - a perfect blend of comfort, style, and practicality. As you approach, you'll be welcomed by a spacious driveway providing ample parking space, leading to a handy garage that offers convenient storage or additional parking options. The beautifully maintained front garden creates an inviting first impression, while the private rear garden offers a tranquil outdoor retreat, ideal for relaxing or entertaining guests.

Step inside to find a thoughtfully designed, spacious layout that maximises both functionality and flow. The interior boasts a fitted kitchen equipped with all the essentials you need to prepare delicious meals with ease. Adjacent to the kitchen is a cosy conservatory, perfect for enjoying your morning coffee or unwinding after a long day while taking in views of your private garden.

The living spaces are bright and airy, complemented by stylish finishes throughout. The two comfortable bedrooms provide versatile options for family, guests, or a dedicated home office. The modern bathroom has been tastefully updated, featuring contemporary fixtures and a sleek design that combines practicality with elegance.

Heating is efficiently managed through gas central heating, ensuring warmth and comfort year-round. Every detail of this property has been carefully maintained and presented to a high standard, offering a move-in-ready opportunity for buyers seeking a welcoming home in a sought-after location.

Whether you're looking for a cosy residence or a fantastic investment, this delightful bungalow ticks all the boxes. Don't miss out on this exceptional property! Schedule a viewing today and experience firsthand the charm and appeal of this wonderful home on Wareing Drive. It truly is a great find - ready for you to move in and create new memories!

**OUTSIDE** To the front there is a driveway with parking for multiple vehicles, leading to the garage and front door into:-

**HALLWAY** Wood effect flooring, radiator, airing cupboard housing the Worcester boiler.

**BEDROOM TWO** 7' 11" x 8' 9" (2.41m x 2.67m) Carpeted, window, fitted blinds and radiator.

**LOUNGE** 12' 5" x 17' 9" (3.78m x 5.41m) Carpeted, bay window, fitted blinds and radiator.

**MASTER BEDROOM** 9' 7" x 13' 1" (2.92m x 3.99m) Carpeted, window, fitted blinds and radiator.

**BATHROOM** 5' 7" x 6' 11" (1.7m x 2.11m) Lino flooring, shower tray with sliding glass doors, shower runs off the boiler with a rainfall head and a separate head, basin, wc, radiator, mirror, extractor fan and cabinet.

**KITCHEN** 10' 7" x 7' 8" (3.23m x 2.34m) Tiled flooring, tiled walls part way, radiator, fitted floor and wall units, electric oven, gas hob, window overlooking the conservatory.

**CONSERVATORY** 11' 11" x 11' 0" (3.63m x 3.35m) Low level brick work with the remaining glazed and a polycarbonate roof, tiled floor, door to the garage and door to the garden/patio.

**GARAGE** 8' 7" x 10' 9" plus 9' x 5' 6" (2.62m x 3.28m) Separated into a utility area and storage/small vehicle area.

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

**GARDEN** Slabbed patio area with storage to one side, lawn, shed, gate to front.

**Council Tax Band C - Birmingham**

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor, variable in-home

O2, Three and Vodafone - Good outdoor

**Broadband coverage:-**

Broadband Type = Standard Highest available download speed 1 Mbps. Highest available upload speed 0.1 Mbps.

Broadband Type = Superfast Highest available download speed 77 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:- CityFibre, 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.

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991