





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

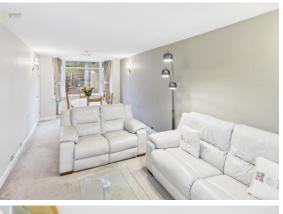


*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.

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Boldmere | 0121 321 3991







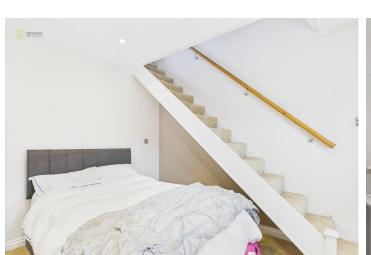
- •SIZEABLE LOUNGE & DINING ROOM WITH ACOUSTIC WALL
- •TWO MODERN BATHROOMS
- •FITTED KITCHEN WITH QUARTZ WORKTOP
- •SITUATED IN A QUIET LOCATION





















Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Discover this stunning 3-bedroom semi-detached home on Berwood Farm Road in the desirable Sutton Coldfield. Elegance and comfort meet in this beautifully presented residence, perfect for families and those seeking spacious living.

Enjoy relaxing evenings in the expansive lounge and dining area, ideal for entertaining friends and family. The modern kitchen and utility room make daily chores effor tless, while the master bedroom boasts a luxurious dressing room - a true retreat within your home.

Step outside to the generous rear garden, perfect for outdoor gatherings or gardening enthusiasts. Parking is a breeze with a large driveway and an attached garage, providing ample space for vehicles and storage.

Don't miss the opportunity to make this exceptional house your new home. Arrange a viewing today and experience all that this won derful property has to offer!

OUTSIDE To the front is a paved driveway providing off road parking and leads to the garage and porch

PORCH Tiled floor, double glazed windows with added UV protection and glass lamination and door

KITCHEN 9'3" x11'4" (2.82m x 3.45m) Having radiator, storage under stairs, fitted oven and combination oven/microwave, five ring gas hob, extractor fan, fitted kitchen units, Quartz worktop, two sinks fitted into counter, integrated dishwasher, double glazed window, tiled floor, door from kitchen into launce.

There is a door into side passage leading to garage and back door, utility area and downstairs bathroom.

SIDE PASSAGE Having underfloor heating control panel, floor ceiling radiator, space for tumble dryer and fridge freezer.

UTILITY AREA $5'3'' \times 5'2'' (1.6m \times 1.57m)$ Space for washing machine, underfloor heating, Belfast sink, fitted units above and below and window.

DOWNSTAIRS BATH ROOM 5'3" \times 9'11" (1.6m \times 3.02m) Having bath with jets and shower head, heated towel rail radiator, double glazed window, basin, toilet with septic tank, tiled floor and fitted mirror, two wall lights and two ceiling lights.

LOUNGE 10' 6" \times 28' 3" (3.2m \times 8.61m) Bay windows to front and back, with fitted bay shaped radiators, double glazed windows with added UV protection and glass lamination within front bay, acoustic wall on the neighbouring wall, fully wooden shutters with hidden tilt mechanism at the front fitted within bay, four wall lights and two ceiling lights, carpeted.

FIRST FLOOR LANDING Door off to bedrooms and bathroom.

 $BATH\,ROO\,M\,6'\,10''\,x\,6'\,2''\,(2.08m\,x\,1.88m)\,Tiled\,floor,\,tiled\,walls,\,three\,windows\,to\,\,outside,\,frosted\,window\,to\,\,landing\,(for\,\,natural\,\,light),\,electric\,mirror,\,basin,\,toilet,\,hea\,ted\,\,mirror,\,towel\,\,rail,\,shower\,\,cubicle\,\,with\,\,rainfall\,\,head\,\,and\,\,separate\,\,head.$

 $BEDROO\,M\,O\,N\,E\,10'\,8"\,x\,14'\,8"\,(3.25m\,x\,4.47m)\,Carpeted,\,spotlights,\,bay\,windo\,w,\,radiator,\,entry\,to\,\,a\,dressing\,room\,with\,\,window,\,radiator\,and\,\,fitted\,mirrored\,wardrobes.$

BEDROOM TWO $8'4" \times 13'4" (2.54m \times 4.06m)$ Stairs to loft, carpeted, floor to ceiling radiator, fully wooden shutters with hidden tilt mechanism at the front fitted within bay window with added UV protection.

BEDROOM THREE 13'5" \times 4'10" (4.09m \times 1.47 m) Two double glazed windows with added UV protection, radiator, fitted wardrobe.

LOFT SPACE 9' 2" x 16' 10" (2.79m x 5.13m) Carpeted, storage, radiator, double glazed window overlooking rear garden.

 $\label{thm:REARGARDEN} \textbf{Slabbed patio area, steps up to higher level lawned garden.}$

Council Tax Band D - Birmingham

Predicted mobile phone coverage and broadband services at the property. Mobile coverage for: EE and O2 - Good outdoor

Three and Vodafone - Good outdoor, variable in-home

Broadband coverage:

Broadband Type = Standard Highest a vailable download speed 9 Mbp s. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 36 Mbps. Highest a vailable upload

speed 7 Mbps.

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

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

Networks in your area:- Openreach, CityFibre, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - O from 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 mee ts all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage ad visers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in a coordance with the Money Laundering Regulations 2007, Esta te Agents are required to carry out due diligence on all dients 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 dricumstance. 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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