



- £285,000



Property Description

Discover this charming two-bedroom end terrace home located in Duke Street, Sutton Coldfield, with the postcode B72 1RJ. Perfectly positioned in a central location, this delightful property offers a fantastic combination of comfort and convenience, making it an ideal choice for first-time buyers, young professionals, or those looking to downsize in a vibrant community.

As you approach the property, you'll notice its inviting kerb appeal and well-maintained frontage. Stepping inside, you're greeted by a thoughtfully designed layout that maximises space and comfort. The front of the house features a fitted kitchen, making it an ideal space for preparing meals and socialising with family and friends. The kitchen's efficient design ensures ample storage and workspace, catering to both everyday living and entertaining needs.

Adjacent to the kitchen is the spacious lounge, a welcoming area perfect for relaxing evenings or hosting guests. Windows for natural light to flood for a bright and airy atmosphere. From here, access is available to the conservatory – a versatile extension that can serve as a dining area, home office, or cosy retreat, depending on your lifestyle.

One of the highlights of this property is the private garden, accessible via the conservatory. Whether you enjoy gardening, hosting summer barbecues, or simply relaxing outdoors, the garden provides a peaceful outdoor space to unwind and enjoy the sunshine. Its privacy and low-maintenance design make it a true outdoor sanctuary.

Upstairs, the property boasts two generously sized bedrooms, both well-proportioned and suitable for a variety of furnishings. These rooms are perfect for a restful night's sleep and offer flexibility for different setups, including a home office or guest room if needed. The family bathroom is modern and functional, fitted with essential fixtures to meet your daily needs.

The property benefits from gas central heating, ensuring warmth and comfort throughout the year. Additionally, there is a separate parking space, providing convenient and secure off-street parking for residents and visitors alike.

Location is a key advantage of this home. Situated in the heart of Sutton Coldfield, it offers excellent access to transport links, including nearby train stations and bus stops, making commuting straightforward. Local shops, supermarkets, restaurants, cafes, and other amenities are all within easy reach, allowing for a convenient and vibrant lifestyle. The area also boasts good road links to major motorways, enabling quick travel to neighbouring towns and cities.

HALLWAY Stairs to first floor, under stairs storage, radiator, door to lounge and kitchen.

KITCHEN Fitted units above and below, oven, gas hob, window looking over the front and radiator, a window looking into the lounge.

LOUNGE Radiator and doors into the conservatory.

CONSERVATORY Doors to garden.

FIRST FLOOR

MASTER BEDROOM Two windows overlooking the front, radiator and built-in storage.

BEDROOM TWO Window overlooking the rear, radiator and built-in storage.

BATHROOM Built-in storage housing a boiler, a shower tray with a shower off the boiler, a window overlooking the back, a basin, a sink, and a radiator.

Council Tax Band C - Birmingham

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

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

O2 - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 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:- Openreach, CityFibre, 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?

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