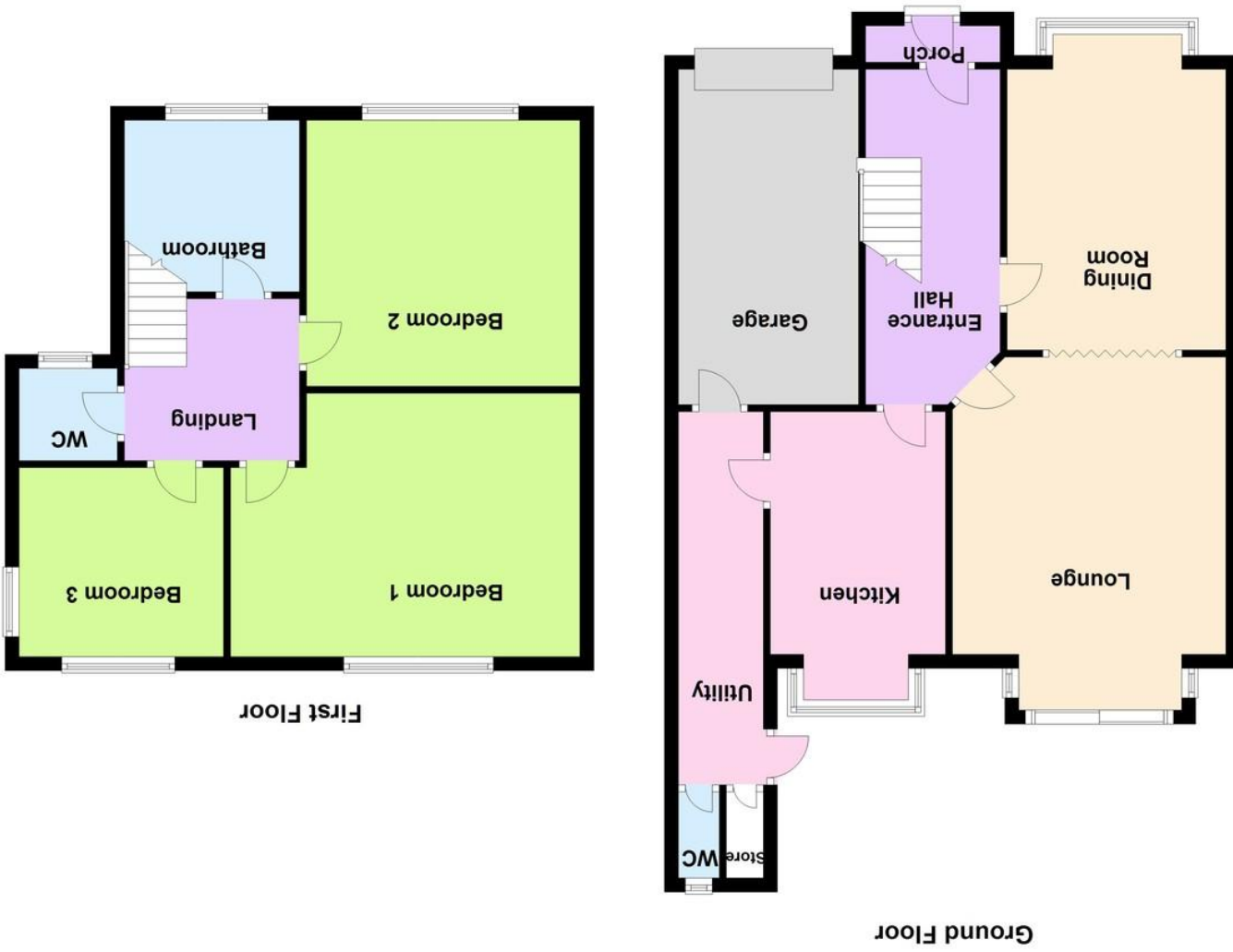


NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY

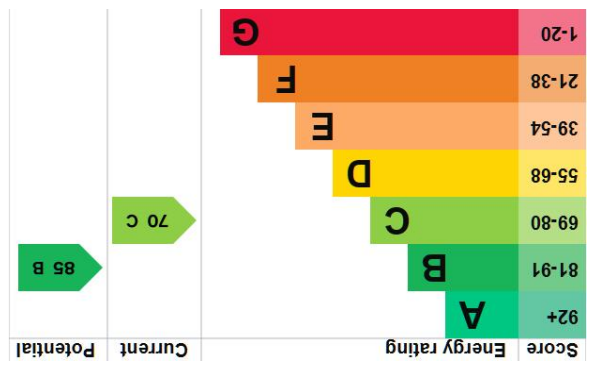
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Superb School Catchment Area
- Beautifully Presented Throughout
- 2 Formal Reception Rooms
- Fitted Kitchen
- 3 Great Bedrooms

West View Road, Sutton Coldfield, B75 6AY

£385,000





Property Description

Occupying a highly sought after location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green, Sutton Coldfield town centres and beyond and an ideal location for professionals working at Good Hope Hospital. Being beautifully maintained throughout the home is entered via a hallway with a formal dining room to the front, a lounge to the rear overlooking the large garden, a fitted kitchen leads to a utility area with guest WC off, on the first floor there are 3 bedrooms and a family bathroom with a separate WC and to complete the home there is a garage and a beautiful large rear garden ideal for the family buyer.

Homes of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises.

ENCLOSED PORCH

HALLWAY Having a staircase rising to the first floor with useful storage cupboard beneath, radiator, coving and doors to:

DINING ROOM 14' 3" to bay x 9' 9" (4.34m x 2.97m) A great space for entertaining with a deep walk in bay to the front, coving, radiator and doors leading in to the lounge.

FORMAL LOUNGE 14' 6" to bay x 10' 4" (4.42m x 3.15m) Having a feature fireplace as the focal point, a bay to the rear with sliding patio doors giving access to and having views over the large garden and patio area, coving and radiator.

FITTED KITCHEN 10' 11" max to bay x 9' 9" (3.33m x 2.97m) To include a stylish and comprehensive range of matching wall and base units with complementing work surfaces over, space for an oven with extractor fan over, space for a dish washer and a recess for the fridge freezer, sink and drainer unit, breakfast bar, radiator, tiled flooring, spotlights and a door to:

SIDE PASSAGE 18' 4" x 4' 2" min 5' 7" max (5.59m x 1.27 min 1.7m max) A further range of base units with plumbing and space for white goods, a side door to the garden, a useful storage area, a door to the garage and a further door to:

GUEST WC Low level WC, wash hand basin and rear facing window.

From the hallway a staircase rises to the first floor landing with a window to the side allowing natural light and doors to:

BEDROOM ONE 7' 7" min 11' 11" max x 8' 9" min 11' 10" max (2.31m min 3.63m max x 2.67m min 3.61m max)

A great sized master bedroom with full length wardrobes with shelving and hanging space, radiator, a window to the rear and coving.

BEDROOM TWO 10' 11" x 10' 4" (3.33m x 3.15m) Having a window to the front and radiator.

BEDROOM THREE 7' 11" x 9' 5" (2.41m x 2.87m) Having windows to rear and side and radiator.

FAMILY BATHROOM Includes a white suite with a P shaped bath with shower over, wash hand basin with vanity storage beneath, heated towel rail, tiled walls and flooring and a front facing window, a separate WC is off the main landing and has a radiator and front facing window.

GARAGE 15' 7" x 11' 5" (4.75m x 3.48m) Has an electric door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular



requirements)

OUTSIDE To the rear of the home there is a beautiful garden with a large patio area for entertaining, steps up to lawn with mature trees, shrubs and flowering borders to the boundaries, 2 sheds, being ideal for the family buyer and offering a picturesque setting.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone.

Broadband coverage - Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 77 Mbps. Highest available upload speed 20Mbps.

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

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.

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