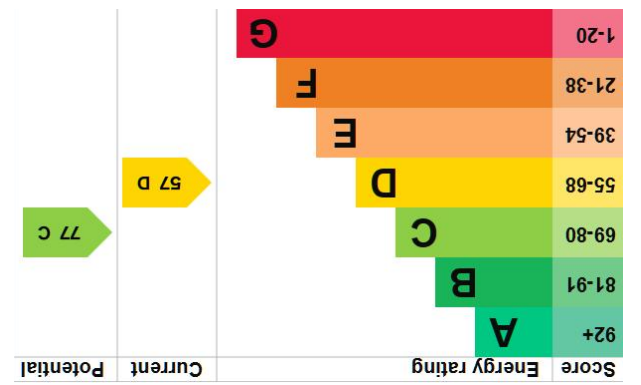


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Four Oaks | 0121 323 3323



- Highly Sought After Town Centre Location
- Driveway & Garage
- Hallway With Guest WC
- Spacious Lounge & Dining Room
- Fitted Kitchen & Utility Area

Bishops Road, Sutton Coldfield, Sutton Coldfield, B73 6HX

Offers In Region Of £540,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Occupying a highly sought after town centre 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 Sutton Coldfield town centre all of which are on the doorstep. Approached via a driveway to the front the home is entered via a hallway with guest WC, a formal lounge and separate dining room to the rear, a kitchen diner and utility area, on the first floor there are 4 great sized bedrooms the master has an en suite bathroom and a family shower room. To complete the home there is a garage and a private garden.

Homes within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

HALLWAY Having a staircase rising to the first floor, tiled flooring, coving, radiator and doors to:

LOUNGE 14' 7" x 13' 2" (4.44m x 4.01m) Having a feature fireplace as the focal point, patio doors to the rear garden, two side windows allowing natural light, radiator and coving.

DINING ROOM 14' 7" x 9' 2" (4.44m x 2.79m) Having a window to the rear, coving and radiator.

KITCHEN 12' 7" max to bay x 9' (3.84m x 2.74m) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, space for a cooker, dishwasher and fridge freezer, a bay window to the front aspect, space for a table and chairs for casual dining, spotlights overhead, tiled flooring and opening in to the utility area:

UTILITY AREA 6' x 6' 2" (1.83m x 1.88m) Having plumbing and space for white goods and a door to the side.

From the hallway a staircase rises to the first floor landing with doors to:

BEDROOM ONE 13' 4" x 11' 7" (4.06m x 3.53m) Having a window to the rear, radiator, coving and double doors to the en suite bathroom.

EN SUITE BATHROOM A white suite with a panelled bath with shower over, wash hand basin with vanity storage beneath, low level WC and side facing window.

BEDROOM TWO 12' 9" min 14' 7" max x 10' 10" (3.89m min 4.5m max x 3.3m) Having a window to the rear and radiator.

BEDROOM THREE 13' 3" to wardrobes 11' 1" max x 8' 8" (4.04m to wardrobes 3.38m max x 2.64m) Having a window to the front, radiator and coving.

BEDROOM FOUR 10' 4" x 6' 10" (3.15m x 2.08m) Having a window to the front and radiator.

SHOWER ROOM Includes a matching suite with a double walk in shower cubicle with full height glass partition, low level WC, wash hand basin, heated towel rail and window to front.



GARAGE 16' 3" min 19' 6" max x 15' (4.95m min 5.94m max x 4.57m) Currently a work room. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available for likely for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 53Mbps. Highest available upload speed 12Mbps.
 Broadband Type = Ultrafast Highest available download speed 100Mbps. 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.

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

