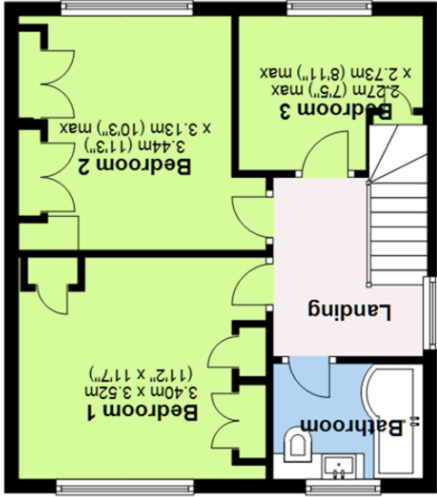
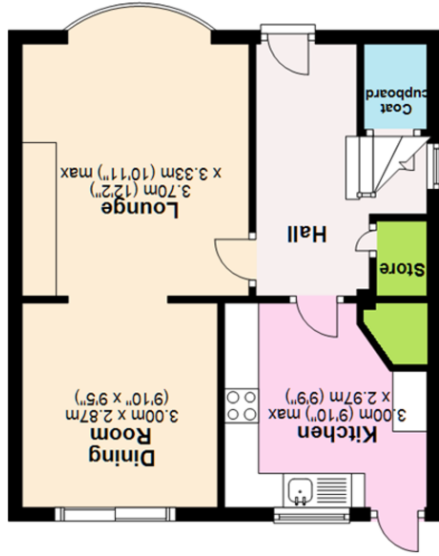


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

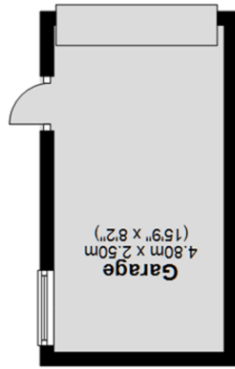
This floorplan is not drawn to scale and is for illustration purposes only.
 Plan produced using PlanUp.



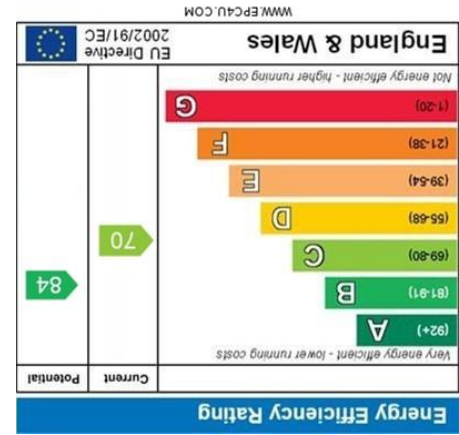
First Floor



Ground Floor



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.



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- Highly Sought After Location
- No Upward Chain
- Spacious Lounge Diner
- Fitted Kitchen
- 3 Great Sized Bedrooms
- Family Bathroom

Laneside Avenue, Streetly, Sutton Coldfield, B74 2BU

Offers In Region Of
 £295,000





Property Description

A three bedroom semi detached property located on a quiet road with shared driveway and garage. 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 and beyond. Being sold with no upward chain the home is entered via a hallway with useful storage cupboard, a spacious lounge diner and kitchen, three great sized bedrooms and lovely family bathroom, to complete the home there is a garage which is approached via shared access to the side.

DRIVEWAY providing ample parking to the front.

Double glazed front door leads into:

ENTRANCE HALL With under stairs cupboard and storage cupboard.

LOUNGE/DINING ROOM

LOUNGE AREA 12' 2" x 10' 9" (3.73m x 3.3m) Having double glazed leaded bow window to front, electric fireplace, wall lights and TV point.

DINING AREA 9' 2" x 6' 6" (2.8m x 2.9m) With double glazed patio doors into the garden, radiator and ceiling lights.

KITCHEN 9' 6" x 9' 6" (2.9m x 2.9m) Having fitted wall and base units, double glazed window to rear, stainless steel sink and drainer, work surfaces, tiling, integrated electric oven, integrated electric hob, cooker hood, plumbing for dishwasher, fridge/freezer, central heating boiler and door to the garden.

FIRST FLOOR

BEDROOM ONE 10' 9" x 11' 5" (3.3m x 3.5m) A good size double bedroom with double glazed window to rear, radiator, wardrobes and ceiling lights.

BEDROOM TWO 11' 1" x 10' 2" (3.4m x 3.1m) A good size double bedroom having double glazed leaded window to the front, radiator, ceiling light fitting and wardrobes.

BEDROOM THREE 7' 2" x 8' 10" (2.2m x 2.7m) With double glazed leaded window to the front, fitted wardrobe, radiator and ceiling lights.

BATHROOM Having double glazed window to rear, P-shaped bath with shower above, wc, hand basin, vanity unit, full tiling, stainless steel fittings and ceiling light fittings.

OUTSIDE Shared driveway with gate into the rear garden and leading to garage to rear of the property.

REAR GARDEN Well stocked with plants and shrubs, paved patio area, lawn and fencing.

REAR GARAGE 15' 9" x 8' 2" (4.8m x 2.49m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band C - Walsall

Predicted mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - 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.

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