

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

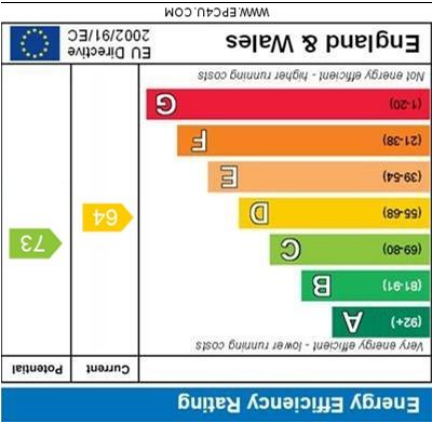


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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
- 2 Double Bedroom Detached Bungalow
- Spacious Lounge Diner
- Fitted Kitchen
- Large Rear Garden
- Additional Parking & Garage To The Rear



Ashfurlong Crescent, Sutton Coldfield, B75 6EN

Offers In Region Of
£370,000



Property Description

Occupying a highly sought after location and being ideally placed for excellent local amenities including road and rail links, great access to public transport and excellent shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. Approached via a large driveway to the front the home is entered via a hallway with access to a spacious lounge diner, a fitted kitchen, two double bedrooms and a shower room, to the side of the home there is additional parking and garage and to the rear of the home there is a large private garden. Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

HALLWAY Having a radiator and doors to:

LOUNGE DINER 11' 10" x 21' 1" (3.61m x 6.43m) A spacious formal lounge and dining area with a brick built fireplace as the focal point, patio door providing views and access over the private rear garden, further full height picture window, two radiators, coving and door to:

FITTED KITCHEN 10' 10" x 7' 11" (3.3m x 2.41m) To include a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, breakfast bar, sink and drainer unit, plumbing and space for white goods, a window and door to the side and radiator.

BEDROOM ONE 12' 5" x 11' 6" (3.78m x 3.51m) Having a window to the front and radiator.

BEDROOM TWO 11' 9" x 9' 4" (3.58m x 2.84m) Having a window to the front and radiator.

SHOWER ROOM A matching suite with a corner shower cubicle, wash hand basin with vanity storage, low level WC and side facing window.

OUTSIDE To the side of the home there is a parking with a garage door to the front and a separate garage.

OUTSIDE To the rear of the bungalow there is a large private garden with a patio area for entertaining, mainly laid to lawn with mature trees and shrubs to the boundaries offering maximum privacy.

Council Tax Band D Birmingham City Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 44 Mbps. Highest available upload speed 8Mbps.

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

Networks in your area:- Virgin Media, CityFibre, 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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WANT TO SELL YOUR OWN PROPERTY?
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