

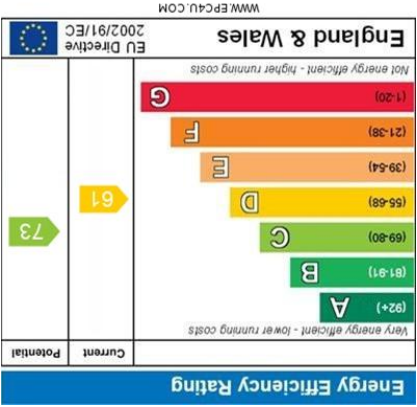
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- Extended 2 Bedroom Link Detached Bungalow
- Extended Lounge & Kitchen Diner
- 2 Great Sized Bedrooms
- Large Private Rear Garden
- No Upward Chain



Ashfurlong Crescent, Sutton Coldfield, B75 6EW

Offers In Region Of
£425,000



Property Description

Occupying a highly sought after quiet location and having been extended to include bright and spacious living accommodation throughout, the bungalow is ideally positioned for excellent road and rail links and is in close proximity to Good Hope hospital and excellent shopping and leisure facilities at Mere Green and Sutton Coldfield town centre. Approached via a driveway to the front with gated access to a carport and garage to the side, the bungalow is entered through an enclosed porch leading to a hallway with access to an extended formal lounge, an extended fitted kitchen and dining area, two bedrooms and a shower room, to complete the home there is a workshop to the side and particular attention should be given to the very large private rear garden which will have huge appeal to the discerning buyer. Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY Having a useful storage cupboard, loft access, radiator and doors to:

EXTENDED LOUNGE 18' x 12' 8" (5.49m x 3.86m) A large spacious formal lounge with a feature fireplace as the focal point, window to the side and rear overlooking the large private rear garden, radiator and coving.

EXTENDED KITCHEN DINER 19' 8" x 8' 1" (5.99m x 2.46m) To include a matching range of wall and base mounted units with complementing work surfaces over, integrated double oven, electric hob, fridge freezer and dishwasher, sink and drainer unit, useful pantry, door and window to the side, a dining area for casual dining with a window and door to the rear.

BEDROOM ONE 12' 4" x 11' 5" (3.76m x 3.48m) A spacious bedroom with a bay window to the front, a range of fitted wardrobes with shelving and hanging space, coving and radiator.

BEDROOM TWO 11' 8" x 9' 3" (3.56m x 2.82m) Having a window to the front, radiator and coving.

SHOWER ROOM Fully tiled walls and flooring, corner shower cubicle, wash hand basin, low level WC, window to the side and radiator.

WORK SHOP 18' 7" x 6' 9" (5.66m x 2.06m)

GARAGE 19' 5" x 9' 1" (5.92m x 2.77m) (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 magnificent large tiered garden with a patio area for entertaining, mainly lawned over three levels leading to a hidden garden to the rear with a winding pathway offering maximum privacy and being ideal for the discerning buyer.

Council Tax Band D Birmingham City Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 16Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Virgin Media, Openreach, CityFibre

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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