

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

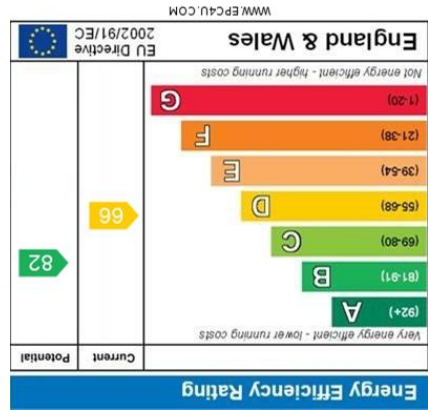


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- Extended 2 Bedroom Bungalow
- Spacious Lounge
- Kitchen Diner & Utility Room
- Garage
- Large Rear Garden
- 2 Great Sized Bedrooms



Whitehouse Crescent, Sutton Coldfield, B75 6ES

Offers In Region Of
£405,000



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 the home is entered through an enclosed porch leading to a hallway which in turn provides access to a large spacious lounge, a fitted kitchen diner and utility room, 2 great sized bedrooms and family bathroom, to complete the home there is a garage and a large private rear 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:

ENCLOSED PORCH

HALLWAY

LOUNGE 15' 6" x 14' 7" max (4.72m x 4.44m) A wonderful spacious lounge with double glazed leaded light windows and door, door offering glorious garden views, two double glazed patterned windows to side, classically styled fire surround as the focal point, living flame effect fire, coving and ceiling rose

KITCHEN 11' 8" x 9' 8" (3.56m x 2.95m) Having a matching range of drawer, base and eye level cupboards, work surface and tiling to part walls, one and half bowl sink and drainer, four ring gas hob with extractor hood over and double oven/grill combination, built-in under counter fridge, radiator, double glazed leaded light window to rear and space for a breakfast table and chairs, double glazed door out to:

UTILITY ROOM 13' x 8' 8" (3.96m x 2.64m) An excellent work room with space and plumbing for washing machine, space for dryer, base and ladder style cupboards with work surfaces and tiling to splash back, complementing the kitchen, one and half bowl sink and drainer, radiator, space for fridge freezer, double glazed leaded light window and door to garden and door in to the garage.

BEDROOM ONE 13' 4" max 11' 6" min to wardrobe front x 9' 11" max 7' 10" min to wardrobe front (4.06m x 3.02m) Having a double glazed leaded light window to front, built in wardrobe, overhead storage and bedside cabinet, coving to ceiling, radiator

BEDROOM TWO 11' 5" x 9' 8" max 6' 6" min to wardrobe front (3.48m x 2.95m) A second great sized bedroom, double glazed leaded light window to front, built in wardrobe.

BATHROOM Having a suite containing panelled bath with electric shower over, telephone shower attachment, wash hand basin set into vanity unit, close coupled WC, period style radiator/towel rail, tiling to part walls, two Velux roof lights

LOFT Being part boarded, with drop down ladder and a light switch.

GARAGE 17' 2" x 8' 10" (5.23m x 2.69m) Having electric up and over door, wall mounted gas central heating boiler, light and power (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN A lovely large private garden with a patio area for entertaining, mainly lawned with mature trees, shrubs and flowering borders offering maximum privacy combined with a picturesque setting.

Council Tax Band D - Birmingham

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, O2, Three and Vodafone - good outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 65 Mbps. Highest available upload speed 18 Mbps.

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

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.

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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323