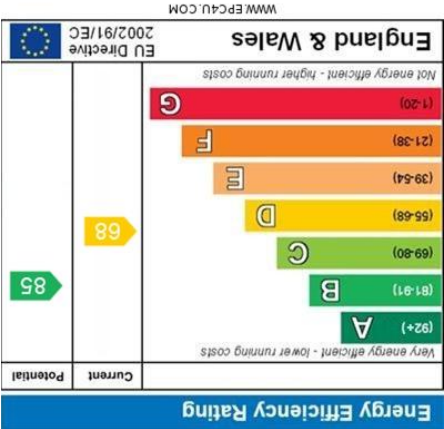


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

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



- WELL PROPORTIONED MATURE SEMI DETACHED HOME
- ENTRANCE HALL, LOUNGE AND DINING ROOM
- KITCHEN WITH UTILITY AND GUEST CLOAKROOM
- THREE BEDROOMS AND SHOWER ROOM



Blackberry Lane, Sutton Coldfield, B74 4JH

£375,000



Property Description

Mature, well proportioned semi detached home that is offered for sale with no upward chain. Briefly the gas centrally heated and double glazed accommodation includes entrance hall, lounge, dining rom, kitchen, utility and guest cloakroom. To the first floor, three bedrooms and shower room. Externally there is a good sized rear garden, to the front a further area of garden and off road parking.

Well placed for the high standard of amenities in Mere Green and local schools at primary and secondary level.

GROUND FLOOR

ENTRANCE HALL With stairs rising to the first floor, central heating radiator,

LOUNGE 16' 7" x 12' 5" (5.05m x 3.78m) With double glazed window to the front elevation, central heating radiator, central fireplace

DINING ROOM 11' 7" x 9' 5" (3.53m x 2.87m) With double glazed patio doors opening to the rear garden, central heating radiator.

KITCHEN 9' 4" x 7' 10" (2.84m x 2.39m) With units at eye and base level providing work surface, storage and appliance space, one and a quarter bowl sink unit with mixer tap over, hob and electric oven. Double glazed window to the rear elevation, central heating radiator.

UTILITY 25' 11" x 4' 11" (7.9m x 1.5m) Including base level cupboards, work surface, plumbing for washing machine, modern wall mounted Vaillant central heating boiler and access out to the rear garden.

GUEST CLOAKROOM Comprising a suite of wash hand basin and WC, opaque window to the rear elevation.

FIRST FLOOR

BEDROOM ONE 12' 5" x 10' 7" (3.78m x 3.23m) With double glazed window to the front elevation, central heating radiator.

BEDROOM TWO 11' 8" x 9' 5" (3.56m x 2.87m) With double glazed window to the rear elevation, central heating radiator.

BEDROOM THREE 9' 10" x 8' 11" max (3m x 2.72m) With double glazed window to the front elevation, central heating radiator.

SHOWER ROOM Comprising a suite of wash hand basin with storage beneath, wc, walk in cubicle housing the Triton shower, opaque double glazed window to the rear elevation, chrome style heated towel rail.

OUTSIDE The property is set well back from the pavement behind a lawned fore garden, with adjacent driveway providing off road parking. To the rear a paved patio, beyond this a lawned garden with stocked borders. There is a further area of uncultivated garden.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:

Mobile coverage for:

EE and Three - Good outdoor and in-home

O2 - Good outdoor, variable in-home

Vodafone - Good outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- 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?
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