

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

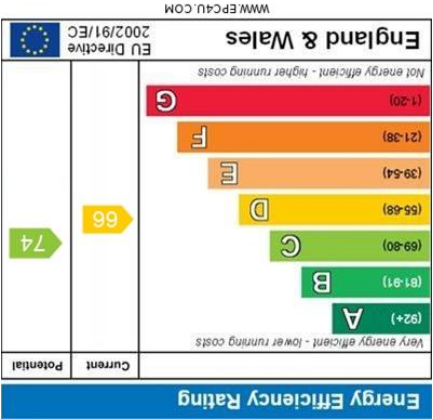


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- Beautifully Presented Throughout
- Lounge Diner & Conservatory
- Refitted Shower Room
- 2 Double Bedrooms
- Landscaped Rear Garden
- Garage



Whitehouse Crescent, Sutton Coldfield, B75 6ES

Offers In Region Of
£425,000



Property Description

Occupying a highly sought after location and being ideally placed for excellent shopping and leisure facilities at Mere Green and Sutton Coldfield town centres, excellent road and public transport links as well as being within close proximity to Good Hope hospital. This lovely bungalow offers beautiful living accommodation throughout as well as a stunning private garden to the rear. Entered through an enclosed porch internally there is a hallway with access to a spacious lounge diner with views over the rear garden, a conservatory, fitted kitchen, two double bedrooms and refitted shower room. To the side of the bungalow there is gated access to a garage and landscaped garden.

The bungalow is being sold with the added benefit of having no upward chain and in brief comprises:

ENCLOSED PORCH

HALLWAY Having a useful storage cupboard, radiator, wood effect flooring, coving and doors to:

LOUNGE DINER 11' 10" x 20' 11" (3.61m x 6.38m) A lovely lounge and dining area with a feature fireplace as the focal point, full height picture window overlooking the rear garden, coving, two radiators, and doors to:

CONSERVATORY 9' 3" x 8' 8" (2.82m x 2.64m) Offering a multitude of uses with tiled flooring, access and views over the beautiful rear garden.

FITTED KITCHEN 10' 9" x 7' 9" (3.28m x 2.36m) To include a comprehensive range of matching wall and base mounted units with tiled splash backs, built in oven and gas hob with extractor fan over, display cabinets, space and plumbing for white goods, sink and drainer unit, ample space for a dining table and chairs for casual dining, radiator, window and door to the side.

BEDROOM ONE 12' 1" x 11' 4" (3.68m x 3.45m) A great sized bedroom with a deep walk in bay to the front, a range of fitted bedroom furniture with shelving, hanging and storage space, radiator and coving.

BEDROOM TWO 11' 9" x 9' 2" (3.58m x 2.79m) Having a window to the front, radiator and coving.

REFITTED SHOWER ROOM Refitted to include a stylish suite with a double width walk in shower cubicle with full height glass partition, integrated vanity storage with wash hand basin and WC, radiator and side facing window.

GARAGE Remains unmeasured. (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 beautiful landscaped garden with a patio area for entertaining, mainly lawned with mature trees, shrubs and flowering borders to the boundaries offering maximum privacy and a picturesque setting.

Council Tax Band D Birmingham City Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 76 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area:- Virgin Media, 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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323