



LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed.

In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Licensee Convey.

92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

81 B → 69 C →

Four Oaks | 0121 323 3323

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- Highly Sought After Location
- 3 Reception Rooms
- Refitted Kitchen & Bathroom
- Large Private Rear Garden
- Viewing Essential
- Hallway With Guest WC



40 Honeyborne Road, Sutton Coldfield, B75 6BS | Offers In Region Of £550,000



Property Description

Occupying a highly sought after location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. Approached via a driveway the home is entered via a hallway with a guest WC, a formal living room to the front, a beautiful dining/sitting & living room to the rear, a refitted kitchen leads to a useful covered side and utility room, a home office/occasional bedroom four or playroom, on the first floor there are three double bedrooms and a refitted family bathroom, to complete the home there is a beautiful landscaped rear garden.

Homes of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

HALLWAY A spacious hallway with a returning staircase rising to the first floor, radiator, coving and doors to:

GUEST WC To include a white suite with a low level WC, wash hand basin with vanity storage beneath, radiator and side facing window.

FORMAL LOUNGE 11' 8" x 17' 10" (3.56m x 5.44m) Having a feature fireplace as the focal point, coving and radiator.

LIVING/DINING/SITTING ROOM 10' 4" x 18' 6" (3.15m x 5.64m) A multifunctional living and entertaining space with an insulated vaulted roof to the rear with spot lights and side patio doors providing access and views over the lovely rear garden, 2 radiators and coving.

HOME OFFICE/OCCASIONAL BEDROOM FOUR 7' 8" x 15' 8" (2.34m x 4.78m) Having a window to the front, radiator and spot lights.

REFITTED KITCHEN 15' 7" x 9' 5" (4.75m x 2.87m) Refitted to include a stylish range of matching wall and base mounted units with complementing work surfaces over and under cupboard lighting, integrated double oven and induction hob with extractor fan over, integrated dish washer, breakfast bar, useful storage cupboard, radiator, sink and drainer unit, window to the rear and a door to:

COVERED SIDE 2' 10" x 19' 5" (0.86m x 5.92m) Access to the front and door to the utility room.

UTILITY ROOM 5' 11" x 8' (1.8m x 2.44m) Having plumbing and space for white goods, sink and drainer unit, radiator, tiled flooring and door to the side.

From the hallway a returning staircase rises to the first floor landing with doors to:

BEDROOM ONE 13' 4" x 13' 6" (4.06m x 4.11m) A bright and spacious master

bedroom with a range of fitted wardrobes with shelving and hanging space, radiator and front facing window.

BEDROOM TWO 13' 7" x 9' (4.14m x 2.74m) Having a window to the rear and radiator.

BEDROOM THREE 12' 8" x 9' 8" (3.86m x 2.95m) Having a window to the front and radiator.

REFITTED BATHROOM A luxury family bathroom to include a white suite with a panelled bath with shower over and shower screen, integrated high gloss vanity storage with wash hand basin and WC, tiled flooring with electric underfloor heating, radiator and two rear facing windows.

OUTSIDE To the rear of the home there is a beautiful private garden, there is a patio area for entertaining, steps down to an artificial lawn with further lawned area beyond, an abundance of mature trees, shrubs and flowering borders offering maximum privacy and a most picturesque setting.

Council Tax Band E Birmingham City Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 45 Mbps. Highest available upload speed 7Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000Mbps.

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

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