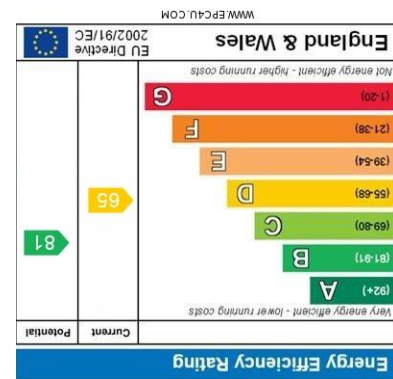


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 117.7 sq. metres (1266.6 sq. feet)



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.



Walmley | 0121 313 1991



- A WELL PRESENTED FOUR BEDROOMED MODERN DETACHED FAMILY HOME
- NO UPWARD CHAIN * GOOD SIZED GARDEN
- ATTRACTIVE LOUNGE AND SEPARATE DINING ROOM
- SUPERB CONSERVATORY
- COMPREHENSIVELY FITTED KITCHEN
- FOUR GOOD SIZED BEDROOMS

Bowood End, New Hall, Sutton Coldfield, B76 1LU

Offers in excess of
 £450,000

Property Description

A POPULAR RESIDENTIAL LOCATION. A four bedroomed modern detached family home occupies this sought after cul de sac location on this ever popular New Hall development, conveniently situated for amenities, including local schools and shops, public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation briefly comprise welcoming reception hallway, guest cloakroom, attractive lounge, separate dining room, superb conservatory, comprehensively fitted kitchen, landing, four bedrooms, reappointed family bathroom, garage and multi vehicle driveway, good sized well maintained rear garden. INTERNAL VIEWING HIGHLY RECOMMENDED. VACANT WITH NO UPWARD CHAIN.

Outside to the front the property occupies a pleasant position on this popular cul de sac set back behind a neat lawned fore garden, with shrubs and trees and block paved driveway providing off road parking and access to the garage.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Being approached by a double glazed reception door with matching side screen, with spindle staircase off to first floor accommodation, radiator, laminate flooring, useful under stairs storage cupboard, doors off to lounge, kitchen and guest cloakroom.

GUEST CLOAKROOM Having a suite comprising a low flush WC, wash hand basin, radiator and opaque double glazed window to the side elevation.

FAMILY LOUNGE 16' 10" into bay x 11' 08" (5.13m x 3.56m) Focal point to the room is a feature fireplace with surround and hearth, fitted with a living flame gas fire, radiator and door through to dining room.

DINING ROOM 11' 06" x 8' 01" (3.51m x 2.46m) Having space for dining table and chairs, laminate flooring, fitted dado rail, coving to ceiling, radiator, door through to kitchen and double glazed French doors with matching side screens through to conservatory.

CONSERVATORY 11' 11" x 12' 09" (3.63m x 3.89m) Being of part brick construction with double glazed windows to side and rear elevations, double glazed French doors giving access to rear garden.

KITCHEN 14' 01" x 8' 03" (4.29m x 2.51m) Being refitted with a modern range of wall and base units, with solid wood work top surfaces over, incorporating inset Belfast sink unit with mixer tap, fitted gas hob with extractor hood above, built in double oven, integrated dish washer, integral microwave oven, space for fridge/freezer, radiator, double glazed window to rear and double glazed door giving access out to rear garden, cupboard housing Worcester Bosch gas central boiler.

LANDING Approached via a staircase flowing up from reception hall, with access to loft, cupboard housing pressurized hot water cylinder, doors off to all rooms.

BEDROOM ONE 11' 11" x 11' 08" (3.63m x 3.56m) Having a range of built in bedroom furniture, comprising double wardrobes, chest of drawers and dressing table, double glazed window to front, coving to ceiling and radiator.

BEDROOM TWO 10' 08" x 11' 07" max x 10' 08" min (3.25m x 3.53m) Having built in wardrobes with shelving and hanging rail, laminate flooring, radiator, coving to ceiling and double glazed window to front.

BEDROOM THREE 8' 10" x 8' 06" (2.69m x 2.59m) Double glazed window to rear, coving to ceiling and radiator.

BEDROOM FOUR 10' 0" x 6' 05" (3.05m x 1.96m) Double glazed window to rear, coving to ceiling and radiator.

FAMILY BATHROOM Being reappointed with a white four piece suite, comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low flush WC, part complementary tiling to walls, tiled floor, fully enclosed shower cubicle with mains fed shower over, ladder heated towel rail and opaque double glazed window to rear elevation.

OUTSIDE Outside to the rear there is a landscaped enclosed garden, full width paved patio which extends round to the side of the property, with gated access to front, neat lawned garden with a variety of mature shrubs and trees with fencing to perimeter, vegetable garden, timber framed potting shed, green house.

GARAGE 17' 11" x 7' 11" (5.46m x 2.41m) Having light and power and glazed door giving pedestrian access to rear garden, plumbing for washing machine and further appliance and cold water tap. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available likely for Three, Vodafone, limited for EE, O2 and data available likely for Three, limited for EE, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 35 Mbps. Highest available upload speed 7Mbps.
Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.
Networks in your area - Openreach, 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 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.

