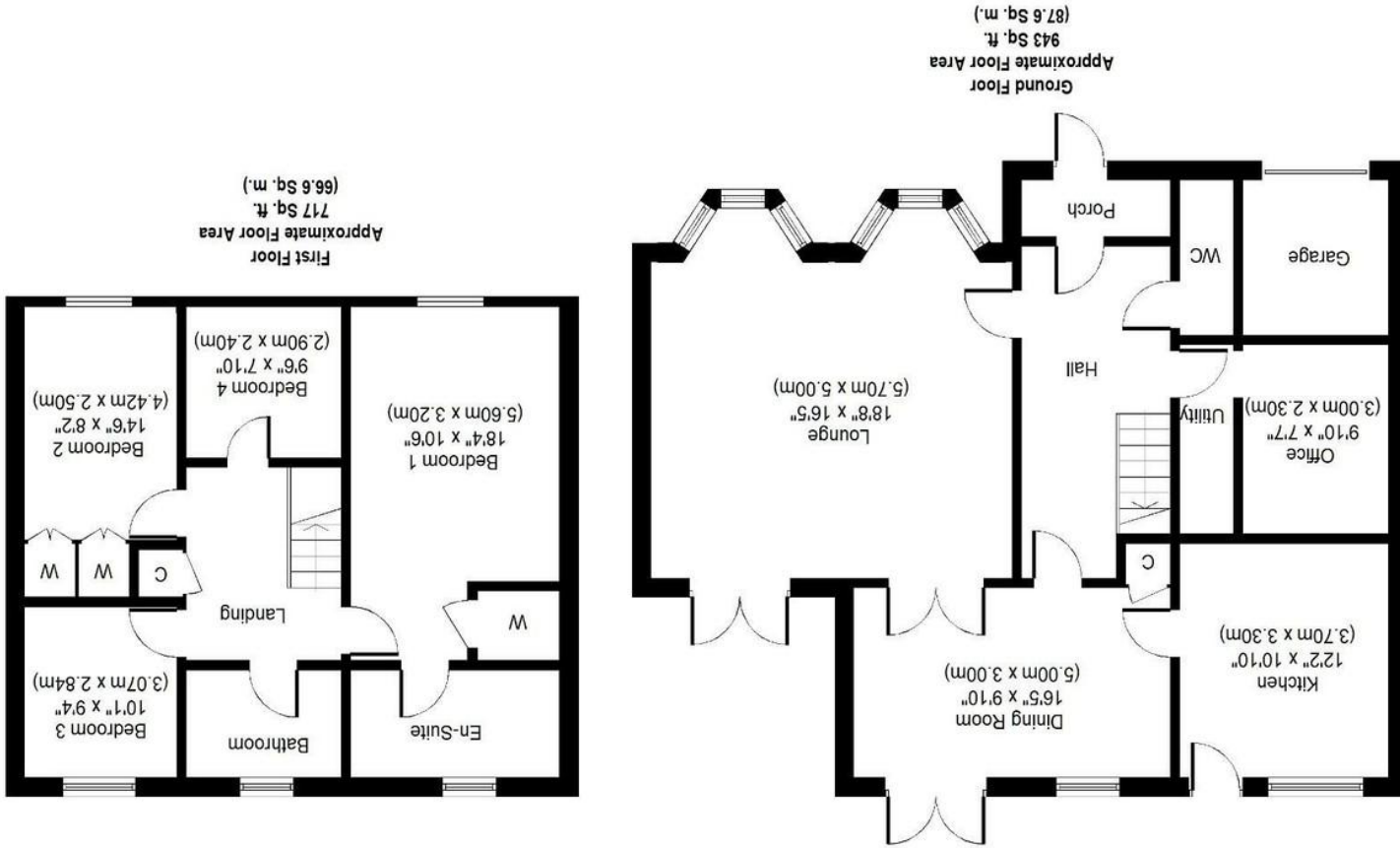


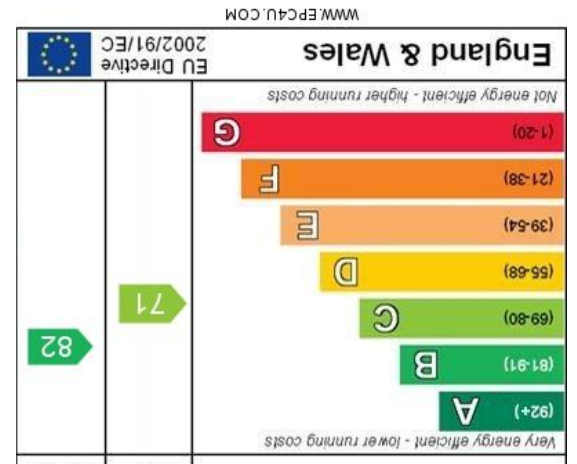
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 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

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.

Signed Date



- AN IMMACULATELY PRESENTED MODERN FOUR BEDROOM DETACHED
- EXTENDED LOUNGE
- MULTI FUNCTIONAL DINING/FAMILY ROOM
- MODERN BREAKFAST KITCHEN AND UTILITY
- FOUR BEDROOMS - MASTER EN-SUITE
- GOOD SIZED WELL MAINTAINED REAR GARDEN

10 Old Fordrove, Sutton Coldfield, B76 1AQ

£525,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

We are delighted to present this immaculate detached property for sale, boasting four bedrooms master en-suite and family bathroom, making it the ideal home for a growing family. The property features two reception rooms, providing ample space for entertaining guests or relaxing with loved ones.

Situated in a desirable location with excellent public transport links, nearby schools, local amenities, and green spaces, this home offers convenience and a vibrant community feel. The property is also close to beautiful parks, perfect for leisurely walks or picnics on sunny days.

The interior of the property is in impeccable condition, ready for the new owners to move in and make it their own. The modern kitchen is designed for both functionality and style, creating a perfect space for culinary enthusiasts to enjoy.

With a total of four well-proportioned bedrooms, this home offers plenty of space for a comfortable and peaceful night's sleep. The two bathrooms provide convenience for the household, ensuring that busy mornings run smoothly.

Don't miss this opportunity to own a stunning property in a sought-after location. Contact us today to arrange a viewing and make this house your new home.

Outside to the front the property occupies a pleasant corner position set back behind a neat lawned fore garden with shrubs and trees, full width block paved driveway providing ample off road parking and access to the garage/store.

ENCLOSED PORCH Being approached by a double glazed composite reception door with matching side screens.

WELCOMING RECEPTION HALLWAY Being approached by a double glazed opaque composite reception door with matching side screen with spindle stair case off to first floor accommodation, useful under stairs storage, radiator, down lighting, and doors off to all rooms.

GUEST CLOAKROOM Having a white suite comprising pedestal wash hand basin, low flush WC, radiator, down lighting, opaque double glazed window to front.

UTILITY ROOM 8' 07" x 2' 10" (2.62m x 0.86m) Having space and plumbing for washing machine, tiled floor and door through to home office.

HOME OFFICE Having down lighting, built in storage.

EXTENDED FAMILY LOUNGE 17' 09" into bay x 18' 08" (5.41m x 5.69m) Having two walk in double glazed bay windows to front, ceiling to ceiling, two radiators, fire place with surround and hearth, double glazed French doors giving access out to the rear garden and glazed inter communicating doors with matching side screens giving access to dining room.

MULTI FUNCTIONAL SECOND RECEPTION ROOM/DINING ROOM/FAMILY ROOM 16' 01" x 10' 03" (4.9m x 3.12m) With double glazed window to rear, double glazed French doors giving access out to rear garden, radiator, useful built in under stairs cupboard and door through to kitchen.

BREAKFAST KITCHEN 12' 07" x 10' 10" (3.84m x 3.3m) Having a matching comprehensive range of high gloss wall and base units with work top surfaces over, incorporating one and a half bowl sink unit with mixer tap and tiled splash back surrounds, gas hob with extractor hood set in canopy above, built in double oven, integrated fridge and freezer, integral dish washer, fitted breakfast bar, polished tiled floor, double glazed window to rear, down lighting and double glazed door giving access out to rear garden.

LANDING Being approached by staircase with balustrade with airing cupboard and doors off to all rooms.

MASTER BEDROOM 19' 00" max 12' 02" min x 10' 03" (5.79m x 3.12m) With double glazed window to front, radiator, walk in wardrobe with shelving and hanging rail and door through to en suite shower room.



EN SUITE SHOWER ROOM Being luxuriously reappointed with a white suite, comprising pedestal wash hand basin with chrome mixer tap, low flush WC, full complementary tiling to walls, fully tiled walk in triple shower cubicle with mains rain water shower over and shower attachment, chrome ladder heated towel rail, opaque double glazed window to rear elevation.

BEDROOM TWO 12' 05" x 8' 06" (3.78m x 2.59m) Having two double built in wardrobes with shelving and hanging rail, radiator and double glazed window to front.

BEDROOM THREE 10' 01" x 9' 04" (3.07m x 2.84m) Having double glazed window to rear, radiator.

BEDROOM FOUR 9' 07" x 7' 01" (2.92m x 2.16m) Having built in wardrobe, radiator, double glazed window to front.

FAMILY BATHROOM Having a white suite comprising panelled bath with mains fed rain water shower over and shower attachment, low flush WC, pedestal wash hand basin, full complementary tiling to walls, radiator, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a well maintained good sized Westerly facing garden with full width paved patio leading to neat lawned garden with an abundance of shrubs and trees and fencing to perimeter, timber framed garden shed and pathway with gated access to front.

GARAGE CONVERTED TO STOARGE Unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data available for EE, Three, O2 & Vodafone

Broadband coverage -

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 35 Mbps. Highest available upload speed 7 Mbps.

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

Networks in your area - Openreach & Virgin Media

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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