

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



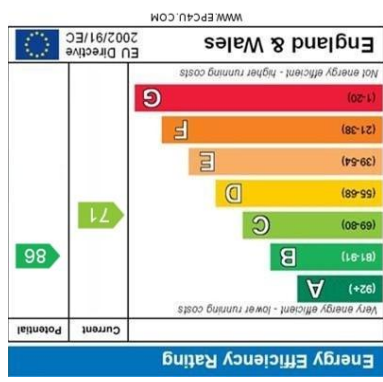
LEGAL READY

"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 License Conveyer.



Walmley | 0121 313 1991



- AN IMMACULATELY PRESENTED DETACHED FAMILY HOME
- ATTRACTIVE LOUNGE
- SEPARATE DINING ROOM
- SUPERB CONSERVATORY
- MODERN COMPREHENSIVELY FITTED KITCHEN



Anton Drive, Minworth, Sutton Coldfield, B76 1XQ

Offers In Excess Of
 £400,000

Property Description

We are delighted to present this immaculate detached property for sale in a sought-after location. This charming home boasts two reception rooms ideal for entertaining guests or relaxing with family and a superb conservatory. The property features a modern comprehensively fitted breakfast kitchen, perfect for preparing delicious meals, utility room and guest wc.

With three inviting bedrooms, there is ample space for a growing family or those in need of a home office. The luxury re-appointed family bathroom offers a tranquil retreat for unwinding after a long day.

Situated in a convenient location with excellent public transport links, local amenities, and nearby parks, this property offers the perfect balance of urban convenience and green spaces.

Whether you are looking for a new family home or a peaceful retreat, this immaculate detached property provides a wonderful opportunity to create your own haven. Don't miss the chance to make this house your home and enjoy all the benefits it has to offer. Contact us today to arrange a viewing and discover the potential of this charming property.

OUTSIDE To the front the property occupies a pleasant position on the road, set back behind a neat lawned fore-garden, block paved driveway providing ample off road parking with access to the garage and pathway with gated access to rear.

ENCLOSED PORCH Being approached via leaded double glazed door with matching side screens, wood flooring, wall light point.

WELCOMING RECEPTION HALLWAY Approached via composite double glazed leaded reception door with wood flooring, radiator, stairs off to first floor accommodation with balustrade and door through to:-

LOUNGE 15' 1" max x 13' 1" max x 10' 10" min (4.6m x 3.99m) The focal point of the room is a feature fireplace with surround and hearth with inset remote control living flame fire, coving to ceiling, wood flooring, radiator and leaded double glazed bow window to front and door through to:-

DINING ROOM 11' max x 10' 2" min x 10' 7" (3.35m x 3.23m) Having space for dining table and chairs, coving to ceiling, wood flooring, radiator and double glazed sliding patio door through to:-

CONSERVATORY 9' 4" x 8' 4" (2.84m x 2.54m) Being of part brick construction with double glazed windows to side and rear elevation, tiled floor and double glazed door giving access out to rear garden.

KITCHEN/BREAKFAST ROOM 10' 10" x 10' 7" (3.3m x 3.23m) Having been comprehensively refitted with a bespoke high gloss range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, fitted induction hob with extractor hood above, built-in cooker beneath, fitted breakfast bar, space for fridge, part tiling to walls, feature designer vertical radiator, tiled floor, useful built-in under stairs storage, two double glazed windows to rear and door through to:-

UTILITY ROOM 3' 5" x 6' 1" (1.04m x 1.85m) Having a base unit with worktop over, space and plumbing for washing machine, wall mounted gas central heating boiler, tiled floor, opaque double glazed window to side and door through to:-

GUEST CLOAKROOM Having been re-appointed with a white suite comprising vanity wash hand basin with chrome mixer tap and tiled splash back surrounds with cupboards beneath, low flush wc, wall mounted chrome ladder heated towel rail, tiled floor, opaque double glazed window to rear elevation.

FIRST FLOOR LANDING Approached via staircase with bespoke glass balustrade, access to loft via pull down ladder, opaque double glazed window to side elevation and doors off to bedrooms and bathroom.

BEDROOM ONE 12' 10" x 9' 5" (3.91m x 2.87m) Having bespoke range of built-in wardrobes with shelving and hanging rail, radiator, coving to ceiling and leaded double glazed window to front.

BEDROOM TWO 11' x 9' 5" (3.35m x 2.87m) Having built-in wardrobes with mirror fronted doors, coving to ceiling, radiator, double glazed window to rear.

BEDROOM THREE 9' 10" max x 6' 10" min x 6' 6" (3m x 1.98m) Having built-in storage cupboard, radiator, leaded double glazed window to front elevation.

BATH ROOM Having been luxuriously re-appointed with a four piece white suite comprising panelled bath with chrome waterfall mixer tap, vanity wash hand basin with chrome waterfall mixer tap with cupboards beneath, low flush wc, full complementary tiling to walls, full tiled enclosed shower cubicle with mains fed shower over, designer radiator, down-lighting, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear is a well maintained landscaped enclosed rear garden with full width paved patio leading to neat lawned garden with a variety of shrubs, with fencing to perimeter and pathway with gated access to front.

GARAGE 17' 9" x 8' 7" (5.41m x 2.62m) With automatic up and over door to front, light and power. (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 and Vodafone

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 64 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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.

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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