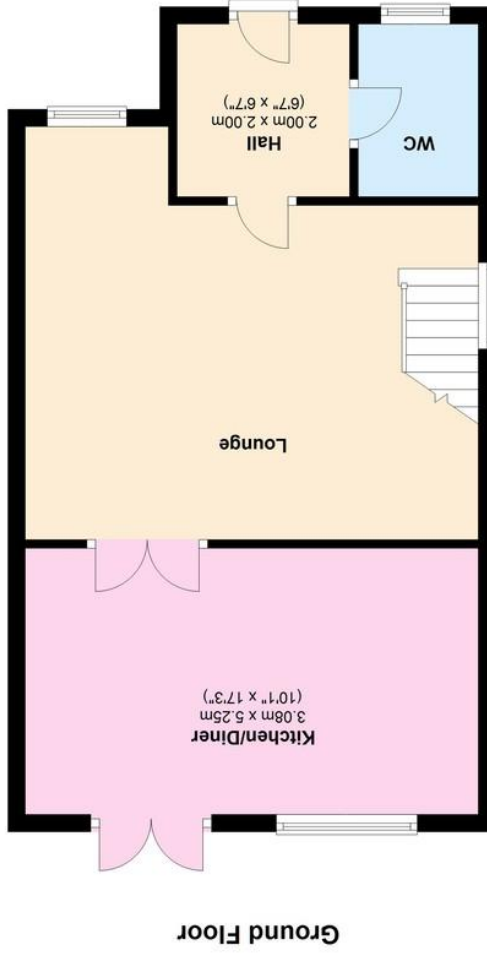
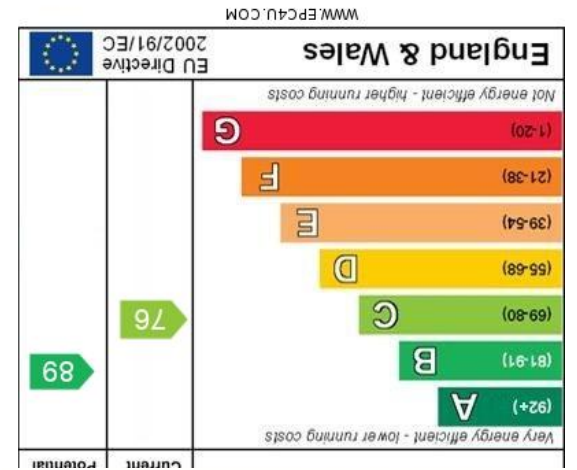


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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

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



- A WELL PRESENTED MODERN END OF TERRACE
- ATTRACTIVE LOUNGE/DINER
- COMPREHENSIVELY FITTED KITCHEN DINER
- THREE BEDROOMS - MASTER EN-SUITE
- FAMILY BATHROOM
- LANDSCAPED REAR GARDEN



6 Richmond Drive, Sutton Coldfield, B75 7NU

Offers In Excess Of
 £345,000



Property Description

SUPERB OPEN ASPECT VIEWS - This well presented end of terrace property located in an enviable area with public transport links, nearby schools, local amenities, parks, walking routes, and cycling routes, this property offers a blend of convenience and lifestyle opportunities. Whether you enjoy a leisurely stroll in the park, a brisk cycle, or the ease of local amenities, this location has it all. This splendid residence has been meticulously maintained and boasts a modern aesthetic that is sure to appeal to discerning buyers.

The well presented accommodation briefly comprises:- Reception hallway with a guest wc off, the spacious lounge that can be utilised to suit a variety of needs, from a formal sitting area to a cosy family room. The heart of the home is its open-plan kitchen. The kitchen area not only includes contemporary fixtures and fittings, but also integrates a dining space, making it a perfect spot for hosting dinner parties or enjoying a family meal.

To the first floor is the family bathroom and three well-proportioned bedrooms, master with a re-appointed en-suite shower room offering ample space for rest and relaxation

The property's unique features truly set it apart. It includes a garage, providing secure parking or extra storage space, as well as additional parking facilities. To the rear is a landscaped good sized enclosed rear garden. **INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.**

ENTRANCE HALLWAY The entrance hallway has a radiator and coving and gives access to the guest cloakroom.

GUEST WC Comprises a low level WC with wash hand basin with tiled splash back, radiator and window to the front.

LOUNGE 15' 11" Maximum x 15' 5" Maximum (4.85m x 4.7m) A lovely room for entertaining with stone fireplace with gas inset fire as the focal point, a window to the front and side allow natural light, there is a spindled staircase rising to the first floor with a useful storage cupboard beneath, 2 radiators, engineered oak flooring and double doors leading to the kitchen diner.

KITCHEN DINER 10' 3" x 15' 10" (3.12m x 4.83m) A superb sized kitchen to include a comprehensive range of wall and base mounted units with complementing work surfaces over with tiled splash backs, built in oven and 4 ring gas hob with extractor fan over, space for dishwasher, space for fridge and freezer, sink and drainer unit, window to rear, spot lights over head, tiled flooring, ample space for a dining table and chairs, space for washing machine and double doors giving access to and having views over the landscaped rear garden.

Stairs rise to the first floor from the living room giving access to the first floor landing with airing cupboard housing central heating boiler, mainly boarded loft with ladder and doors to:

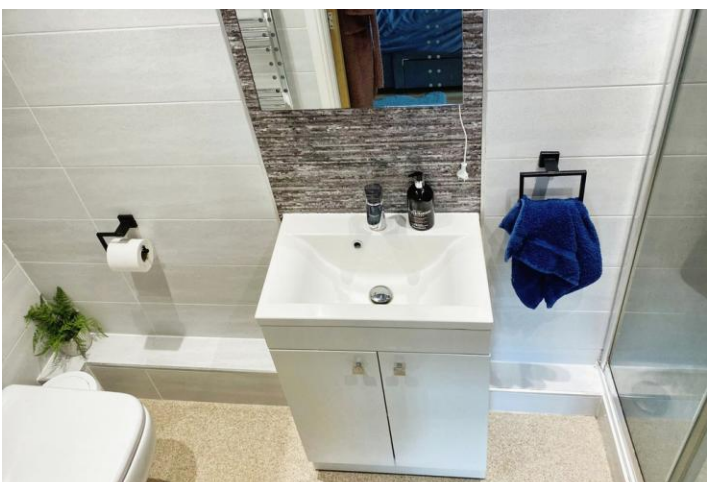
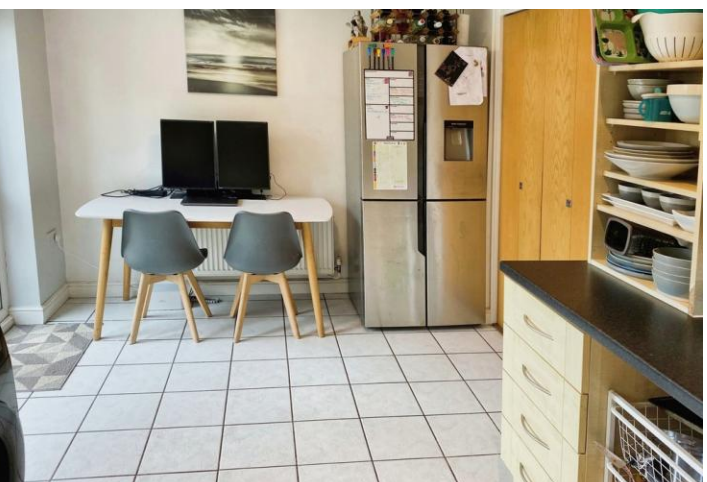
BEDROOM ONE 9' 2" x 11' 2" (2.79m x 3.4m) Having wood effect flooring, window to rear, radiator and door to the recently refitted en suite shower room.

EN SUITE SHOWER ROOM To now include a modern white suite with fully tiled shower cubicle, wash hand basin with vanity storage beneath, low level WC and heated towel rail.

BEDROOM TWO 10' 8" x 7' 6" (3.25m x 2.29m) A beautiful bedroom with a vaulted ceiling and arched picture window over looking natural park land to the front and radiator.

BEDROOM THREE 8' 7" x 7' 9" (2.62m x 2.36m) Having fitted wardrobes offering shelving and hanging space, a window to the front aspect and radiator.

FAMILY BATHROOM Includes a white suite with panelled bath and shower over, ½ tiled walls, low level WC, wash hand basin, radiator and window to rear.



OUTSIDE To the rear of the property there is a beautifully landscaped rear garden with a patio area for entertaining, mature trees and shrubs and fenced boundaries, side access to the garage and a gate returning to the front of the property. There is now a decked seating area in the rear garden as well as the patio.

The front has a double width driveway with artificial lawn to both the side and front of the property.

AGENT NOTE The property also has solar panels and generates an extra income from the surplus energy that they produce and the vendors own the solar panels.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely availability for O2 & Vodafone limited availability for EE & Three and data limited availability for EE, Three, O2 & Vodafone.

Broadband coverage -
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 56 Mbps. Highest available upload speed 14 Mbps.
Networks in your area - 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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