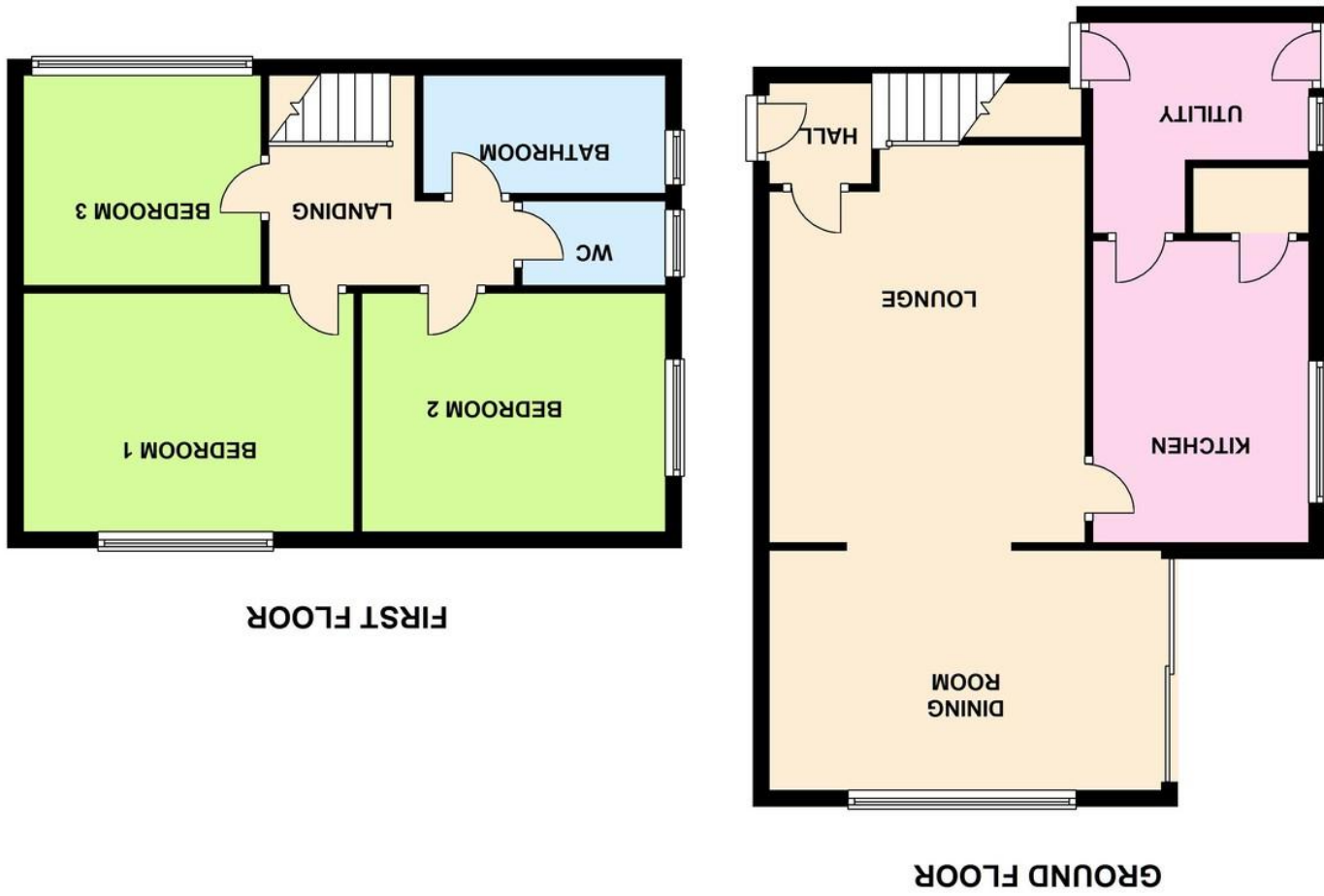


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



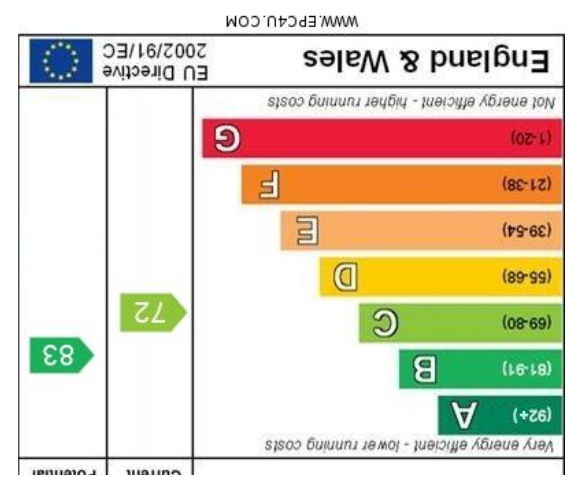
LEGAL READY

"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.

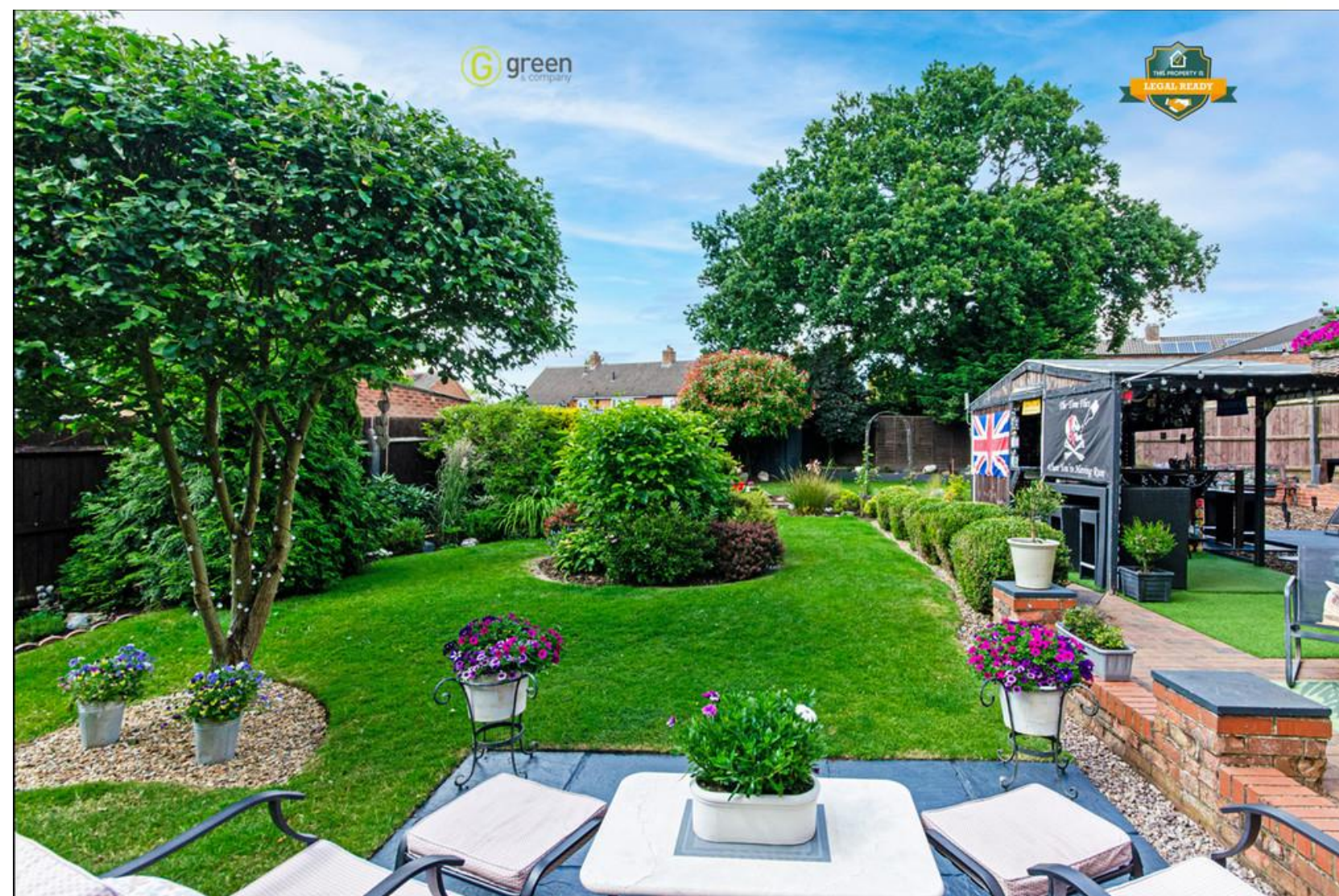
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991

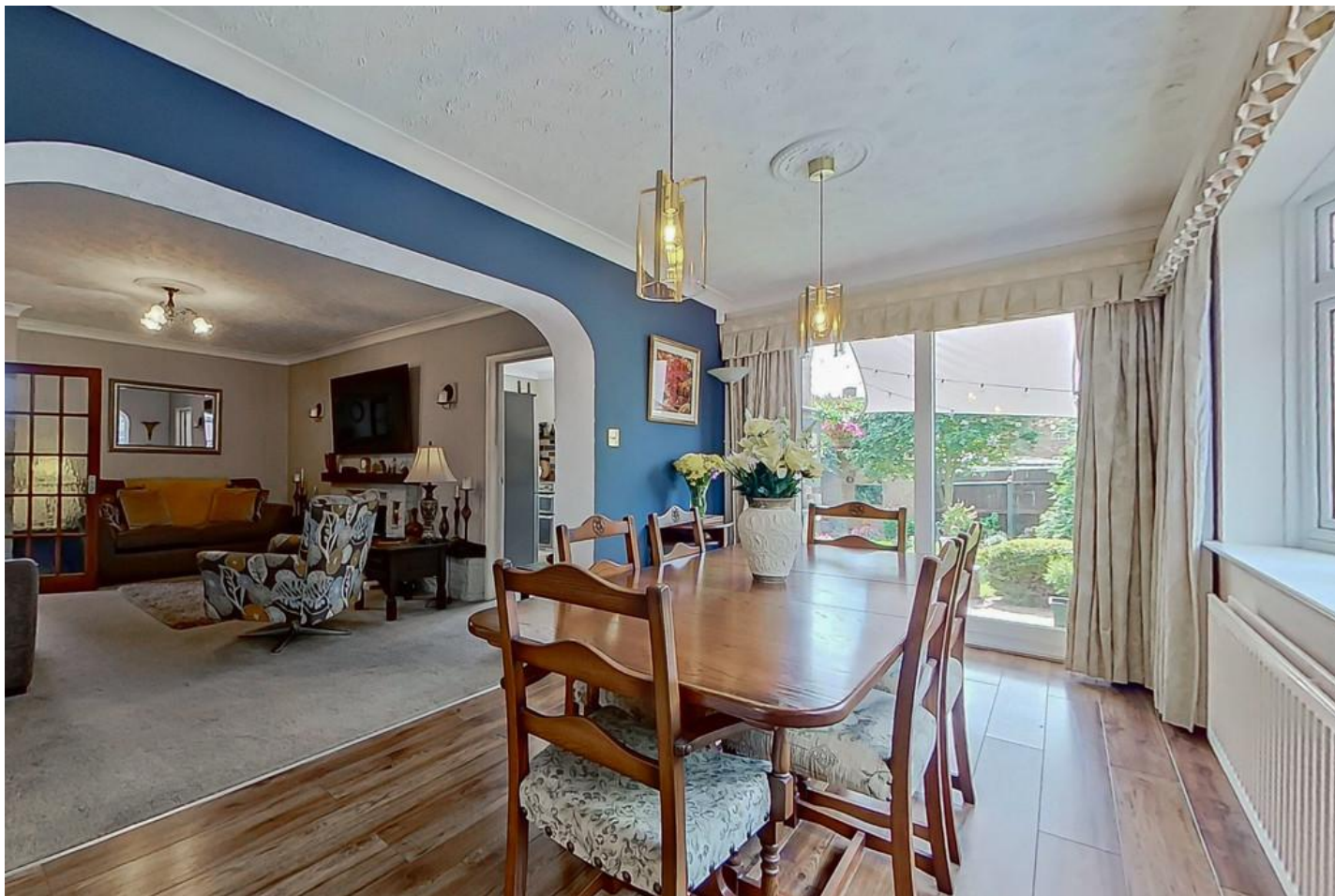


- DELIGHTFUL THREE BEDROOM PROPERTY
- FITTED KITCHEN
- GOOD SIZED LOUNGE
- ADJOINING DINING ROOM
- BATHROOM WITH SEPARATE WC
- UTILITY ROOM



Bigwood Drive, Sutton Coldfield, B75 7PT

£289,000



Property Description

Situated at the head of a quiet cul de sac this deceptively spacious terraced property needs an internal inspection to be fully appreciated. Conveniently located for all amenities including well reputed schools, Sutton Coldfield Town Centre and commuting by both rail and road. The property provides good sized living accommodation and would become an ideal family home and also having potential for further extension (subject to planning permission.) Undoubtedly the main feature of the property is the landscaped rear garden which provides a most picturesque setting, there is also a gate at the top of the garden which gives access to a block of garages (possible rental opportunity.) The accommodation in more detail comprises:

ENCLOSED PORCH/RECEPTION Having an obscure double glazed entrance door, radiator, double glazed window to side, stairs off and multi paned inner door to:

LOUNGE 14' 06" x 12' 06" (4.42m x 3.81m) Having a stone fire place and hearth, housing a fitted log effect gas fire, radiator, door off to kitchen with open arch way providing access to dining area

DINING ROOM 15' 06" x 8' 03" (4.72m x 2.51m) Having a double glazed bow window to rear with views over the rear garden, radiator and access to rear garden.

FITTED KITCHEN 11' 09" x 9' 05" (3.58m x 2.87m) Fitted with a range of wall and base units with a contrasting roll edge work surfaces, housing one and a half bowl ceramic sink unit with feature mixer tap, space for electric cooker, space for fridge freezer and further appliance, double glazed window over looking the rear, radiator, door to pantry/store and door off to utility room.

UTILITY ROOM 9' 06" x 7' 09" max 5' 07" min (2.9m x 2.36m) Fitted with useful storage units to one wall, radiator, work surfaces housing space for washing machine and further appliance, obscure double glazed door providing rear access to garden, double glazed window to rear and further double glazed door giving access to front of property.

LANDING Having access to loft and doors off to all rooms.

BEDROOM ONE 12' 05" x 10' 08" (3.78m x 3.25m) Having double glazed window to rear, radiator, picture railing and coving.

BEDROOM TWO 11' 09" x 9' 04" (3.58m x 2.84m) Having double glazed window to rear, radiator.

BEDROOM THREE 8' 11" max x 9' 05" (2.72m x 2.87m) Having double glazed window to front, radiator.

BATHROOM Having a white suite comprising a panelled bath with rain water style shower over, shaped hand wash basin inset to storage unit, radiator, tiled walls and complementary ceramics, obscure double glazed window to the rear, door to airing cupboard housing gas fired boiler.

SEPARATE WC Having a low level WC, obscure double glazed window, extractor fan.

OUTSIDE To the rear there is a superb feature landscaped garden, comprising of two shaped lawned areas with well stocked borders comprising of various shrubs, further raised border to rear, paved patio area, further decked patio area to garden, storage shed included and also another main feature of the garden is a canopy area currently used as a bar, but providing an excellent entertainment area. To the rear of the garden there is a timber gate, providing access to the communal garages (option to possible rent out), which have secured gated access and providing vehicle access to rear if required.

Council Tax Band B Birmingham City Council



Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice and data limited availability for EE, Three, O2 & Vodafone
 Broadband coverage -
 Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 74 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.

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. 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

