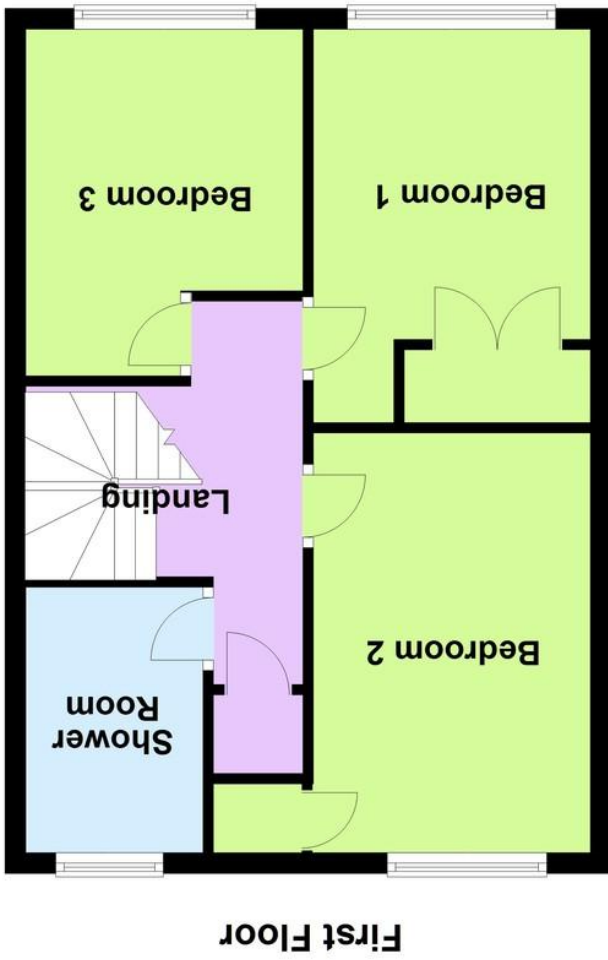
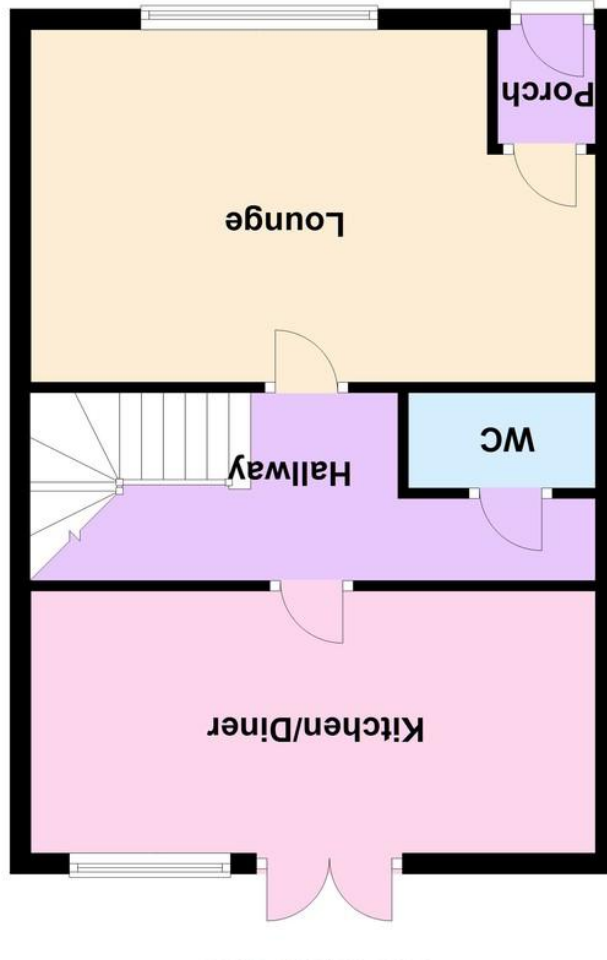


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor



Ground Floor

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 BEAUTIFULLY PRESENTED MID TERRACED
- POPULAR RESIDENTIAL LOCATION
- ATTRACTIVE LOUNGE
- MODERN BESPOKE FITTED KITCHEN/DINER
- THREE GOOD SIZED



5 Coneybury Walk, Minworth, Sutton Coldfield, B76 9RE

£275,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

Presenting an immaculate terraced property, currently listed for sale and ideally suited for families and couples alike. This property which has undergone many cosmetic improvements renovated to the highest standard, offering a contemporary, stylish living environment.

The heart of this home is an open-plan kitchen/diner complete with modern appliances, dining space, and a recent refurbishment. This kitchen is complemented by a spacious family lounge, providing an additional area for relaxation or entertaining guests.

The property boasts three bedrooms, with the primary one being a spacious double. The remaining bedrooms, while not specifically detailed, follow the overall immaculate condition of the house. The family shower room is newly refurbished, ensuring a modern and comfortable space.

One of the unique features of this property is its low maintenance rear garden, offering an outdoor space that can serve a variety of functions, from a quiet reading corner to a playground for children.

Situated in a quiet neighbourhood, the location boasts excellent public transport links, making commuting a breeze. It is in close proximity to local schools, making it an ideal home for families. Local amenities are just a stone's throw away, offering convenience for everyday needs. For those who enjoy the outdoors, the nearby green spaces provide a perfect spot for recreation and relaxation.

Outside to the front the property is set off a walkway behind a neat walled fore garden with a variety of shrubs and trees.

ENCLOSED PORCH Approached via a double glazed composite entrance door, laminate flooring continuing through to lounge.

LOUNGE 17' 07" x 11' 01" max x 14' 05" min (5.36m x 3.38m) Having double glazed window to front, fire place with surround and hearth, laminate flooring, radiator and door through to hallway.

HALLWAY Having staircase leading off to first floor accommodation, laminate flooring, radiator, door through to kitchen/diner and further door through to guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising low flush WC, wash hand basin, laminate flooring.

KITCHEN/DINER 17' 07" x 8' 09" (5.36m x 2.67m) Having being refitted with a designer kitchen with a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with mixer tap and splash back surrounds, fitted gas hob with extractor hood above, built in grill and oven, integrated fridge/freezer, integral dish washer, space and plumbing for washing machine, stylish tiled floor leading through to dining area, having space for dining table and chairs, radiator, two double glazed windows to rear and double glazed French doors giving access to rear garden.

FIRST FLOOR LANDING Approached via a turning staircase having access to loft, cupboard housing gas central heating boiler and doors leading off to bedrooms and bathroom.

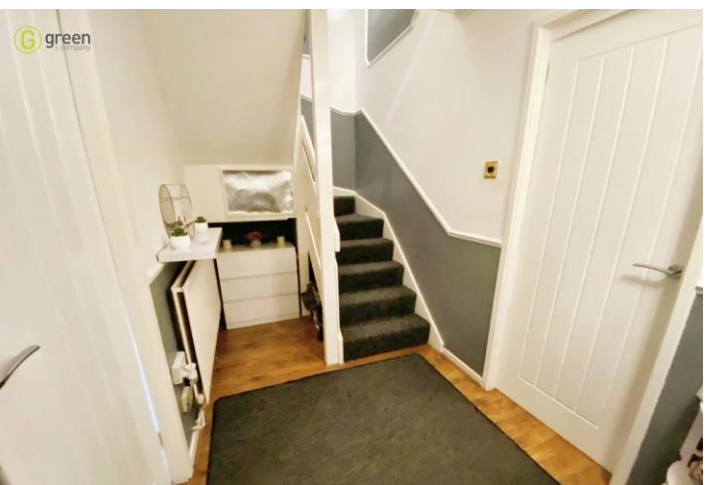
BEDROOM ONE 13' 01" max x 10' 01" max (3.99m x 3.07m) Having in built treble wardrobe, radiator and double glazed window to front.

BEDROOM TWO 13' 03" x 8' 09" (4.04m x 2.67m) Having in built wardrobe, radiator and double glazed window to rear.

BEDROOM THREE 11' 01" x 7' 02" max 5' 08" min (3.38m x 2.18m) With double glazed window to front, radiator.

SHOWER ROOM Being reappointed with a white suite comprising vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, full complementary tiling to walls and floors, ladder heated towel rail, fully tiled walk in shower cubicle with mains fed shower over, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a pleasant well maintained low maintenance garden with block paved patio, raised planted borders and useful brick built store, fencing to perimeter and gated access to rear.



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 3 Mbps. Highest available upload speed 0.5 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.
Networks in your area - 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. 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

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