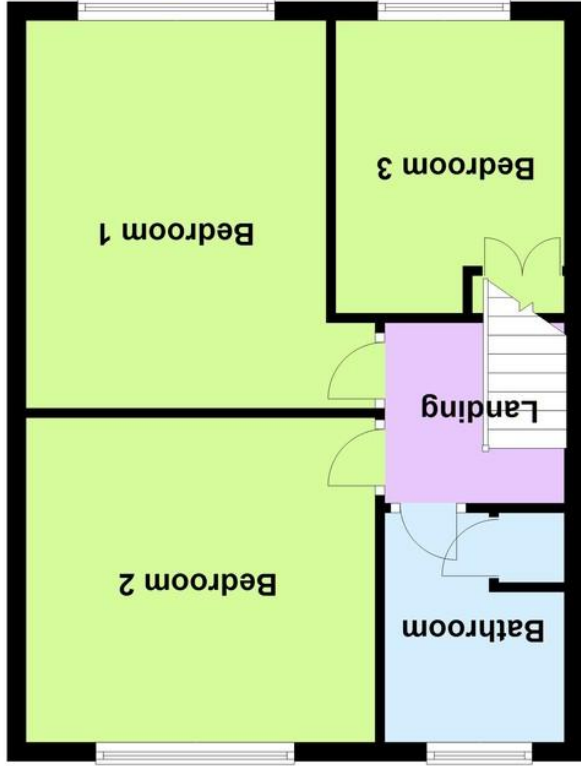
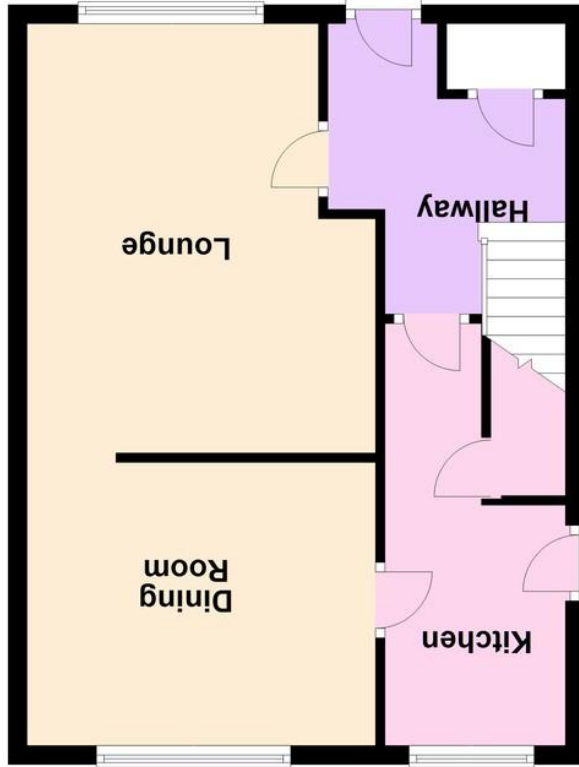


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

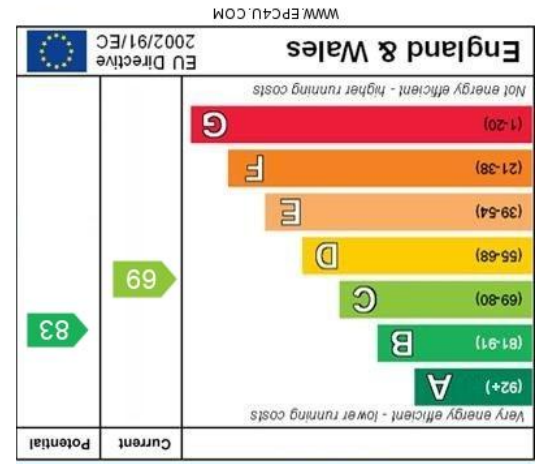


First Floor



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



- SEMI DETACHED PROPERTY
PROPERTY OFFERING FURTHER POTENTIAL
- THREE BEDROOMS
- NO UPWARD CHAIN
- LIVING ROOM
- DINING ROOM
- FIRST FLOOR BATHROOM

20 Cattell Drive, Sutton Coldfield, B75 7LQ

£240,000



Property Description

A three bedroomed semi detached property offering further potential and being ideally suited for the first time buyer, investor or young family, benefitting from no upward chain, situated in a pleasant cul de sac location off Churchill Road, the property is well situated for local schools and local shopping at Sutton Coldfield Town Centre and Reddichap.

RECEPTION HALLWAY Having double glazed entrance door with leaded lights, meter cupboard, stairs off to first floor landing, storage heater and doors off to lounge.

LOUNGE 14' 07" x 12' 04" max 10' 04" min (4.44m x 3.76m) Double glazed window to the front, fire place, storage heater and arch way providing open access to dining room.

DINING ROOM 10' 04" x 9' 11" (3.15m x 3.02m) Having double glazed picture window over looking the rear garden, storage heater, door off to kitchen.

KITCHEN 8' 02" max 4' 09" min x 7' 09" (2.49m x 2.36m) Having a range of wall and base units, housing single drainer stainless steel sink with mixer tap, space for gas cooker and further appliance, double glazed window to the rear, door to built in pantry/storage and obscure door providing rear access.

LANDING Double glazed window to the side, doors off to all bedrooms and bathroom.

BEDROOM ONE 13' 02" x 10' 03" (4.01m x 3.12m) Double glazed window to the front, range of fitted wardrobes to one way, access to loft space.

BEDROOM TWO 12' 05" x 9' 11" (3.78m x 3.02m) Double glazed window to rear.

BEDROOM THREE 9' 10" x 6' 04" (3m x 1.93m) Double glazed window to the front, double built in wardrobe.

BATHROOM Having a coloured suite comprising of shaped pedestal wash hand basin, low level WC, shower area, tiled walls, obscure double glazed window to rear and door to airing cupboard.

OUTSIDE To the rear there are outbuildings including SEPARATE WC and further door to storage area, garden laid mainly to lawn with borders of various trees and shrubbery and patio area to the fore with gated side access. To the front of the property is a neat lawned fore garden with pathway leading to the main accommodation.

Council Tax Band B Birmingham City Council

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



Broadband coverage -

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 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

WANT TO SELL YOUR OWN PROPERTY?
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