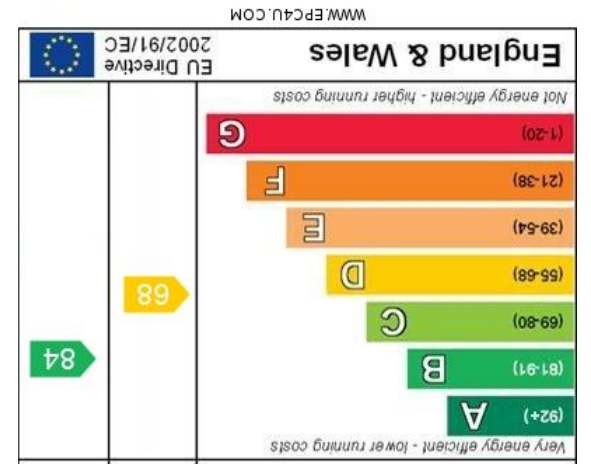


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.  
 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 .....



- DETACHED FAMILY HOME
- EXTENDED KITCHEN/DINER
- THREE BEDROOMS
- OFF ROAD PARKING AND GARAGE
- WELL PRESENTED THROUGHOUT

20 Oakenhayes Crescent, Minworth, Sutton Coldfield, B76 9RP

£375,000



## Property Description

\*\*\*DRAFT SALES DETAILS AWAITING VENDOR APPROVAL\*\*\*

Green and Company are delighted to welcome to the market this extended detached family home, the property has been completed to a high standard throughout and is the ideal property for someone who is looking to move straight into. Property comprises on the ground floor, a beautifully designed family kitchen/diner looking out onto a private rear garden, good sized living room, guest cloakroom, entrance porch leading into reception hallway, on the first floor there are three bedrooms and modern fitted shower room. The property benefits from a low maintenance driveway, double glazing, large rear garden, gas central heating and garage. The property is also located in a sought after area close to nearby schools and amenities, transport links.

**LOUNGE** 14' 04" x 12' 05" (4.37m x 3.78m) Double glazed bay window to the front, radiator.

**EXTENDED FAMILY KITCHEN/DINER** 24' 02" x 10' 02" (7.37m x 3.1m) Space for all appliances, two double glazed windows to the rear, double glazed door to the rear, radiator, laminate flooring, range of wall and base units, island in the middle of the kitchen, with door off to utility cupboard with plumbing for washing machine, down lighting.

**GUEST CLOAKROOM** With double glazed obscure window to the front, low level WC, corner vanity wash hand basin, radiator.

**BEDROOM ONE** 12' 05" x 8' 03" (3.78m x 2.51m) Fitted wardrobes, double glazed windows to the front, radiator.

**BEDROOM TWO** 10' 01" x 9' 01" (3.07m x 2.77m) Double glazed window to the rear, radiator.

**BEDROOM THREE** 9' 05" x 7' 03" (2.87m x 2.21m) Double glazed window to front and radiator.

**FITTED SHOWER ROOM** 6' 09" x 6' 05" (2.06m x 1.96m) Double glazed obscure double glazed window to rear, heated towel rail, fully tiled floors and walls, double wick in shower with glass panel, down lighting, low level WC and wash hand basin.

**OUTSIDE** Having a block paved driveway to the front for multiple vehicles, front garden laid to lawn, gated side access leading to the rear garden. Large rear garden having patio area ideal for outdoor entertaining, mainly laid to lawn, surrounded by shrubs and trees, two sheds and a Summer house.

**GARAGE** 18' 06" x 8' 01" (5.64m x 2.46m) Having up and over door, housing Worcester Bosch boiler, 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 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 7Mbps. Highest available upload speed 0.8Mbps

Broadband Type = Superfast Highest available download speed 35Mbps. Highest available upload speed 6Mbps

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps

Networks in your area - Openread & 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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**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

