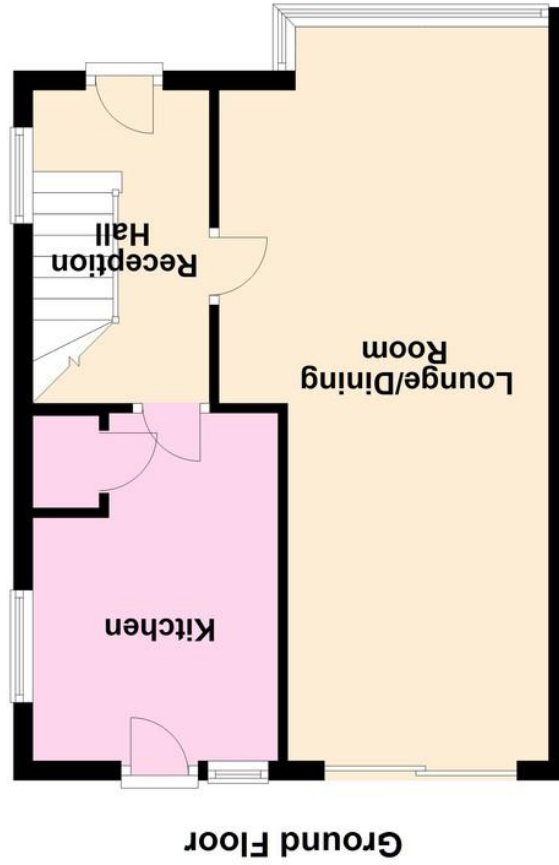
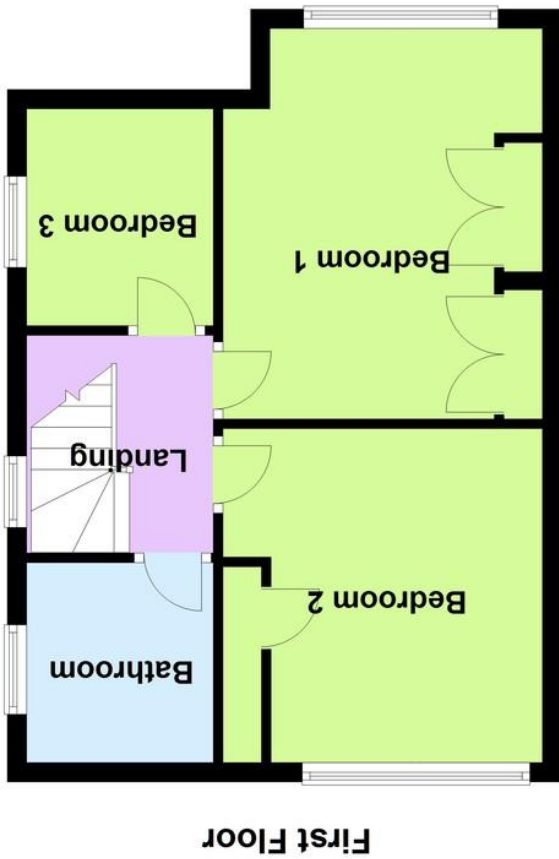
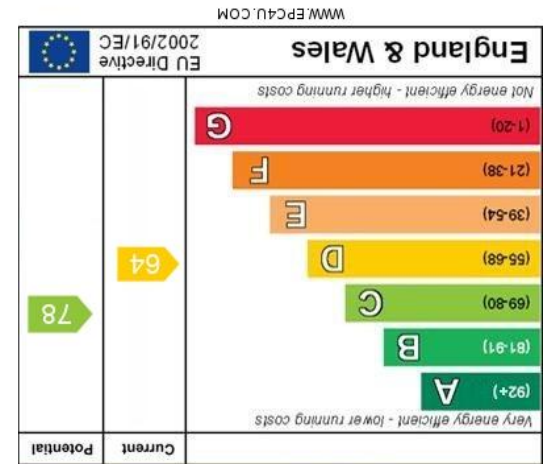


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- A WELL PRESENTED THREE BEDROOM SEMI DETACHED
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS LOUNGE
- FITTED KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM

17 East Rise, Sutton Coldfield, B75 7TH

£315,000

Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

POPULAR RESIDENTIAL LOCATION - This well presented three bedroom semi detached house occupies this highly sought after cul de sac location being conveniently situated for amenities including a range of excellent local schools with public transport on hand and easy access into Sutton Coldfield Town Centre and motorway connections.

The accommodation briefly comprises, entrance porch, welcoming reception hallway, attractive family lounge, fitted kitchen, landing, three bedrooms and family bathroom. Outside to the front the property occupies a pleasant position towards the top of the Cul de sac, set back behind a driveway giving access to the garage and to the rear there is a pleasant secluded landscaped rear garden. Early internal viewing of this property is highly recommended which is available with no upward chain.

Outside to the front the property is set back from the road behind a block paved driveway providing ample off road parking with access to the garage, neat lawned garden, hedgerow to perimeter and gated access to rear.

RECEPTION HALLWAY Being approached by an opaque double glazed reception door with opaque double glazed window to side, spindle staircase off to first floor accommodation, radiator and doors off to through lounge/dining room and kitchen.

THROUGH LOUNGE/DINING ROOM 25' 00" max into bay x 11' 03" max 8' 07" min (7.62m x 3.43m) Having double glazed bay window to front, chimney breast with fireplace, with surround and hearth, coving to ceiling, two radiators, double glazed sliding patio doors giving access out to rear garden.

KITCHEN 11' 01" max x 8' 04" (3.38m x 2.54m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset sink unit with side drainer and mixer tap, tiled splash back surrounds, fitted halogen hob, built in electric cooker beneath, extractor hood over, space for fridge/freezer, space and plumbing for washing machine, tiled floor, double glazed windows to side and rear elevation, double glazed door giving access to rear garden and useful built in storage cupboard with further double glazed window to side.

LANDING Approached by a turning spindle staircase passing opaque double glazed window to side, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 12' 08" into bay x 11' 03" max (3.86m x 3.43m) Having built in wardrobes with shelving and hanging rail, radiator, double glazed window to front.

BEDROOM TWO 10' 04" x 11' 06" max 9' 00" min (3.15m x 3.51m) Having built in Sharps fitted wardrobes, radiator, double glazed window to rear.

BEDROOM THREE 8' 03" x 6' 00" (2.51m x 1.83m) Double glazed window to side, radiator.

FAMILY BATHROOM With a white suite comprising panelled bath with mixer tap and mains fed shower over, pedestal wash hand basin, low flush WC, chrome ladder heated towel rail, laminate flooring, opaque double glazed window to side elevation.

OUTSIDE to the rear there is an enclosed garden with full width paved patio, with pedestrian access door to garage and gated access to front, pathway leading to neat lawned garden with fencing to perimeter, variety of shrubs and trees.

GARAGE 16' 04" x 10' 00" (4.98m x 3.05m) Having double opening doors to front, pedestrian access door, 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 C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data likely availability for Three, O2 & Vodafone limited availability for EE

Broadband coverage -

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 67 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 - Openreach & 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?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

