



- AN IMMACULATELY PRESENTED SEMI DETACHED HOUSE
- ATTRACTIVE THROUGH LOUNGE/DINING ROOM
- MODERN COMPREHENSIVELY FITTED BESPOKE KITCHEN
- THREE BEDROOMS
- RE-APPOINTED DESIGNER BATHROOM WITH SEPARATE WC
- GOOD SIZED LANDSCAPED REAR GARDEN



148 Falcon Lodge Crescent, Sutton Coldfield, B75 7NA

£275,000

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.





Property Description

RECENTLY REFURBISHED TO A HIGH SPECIFICATION THROUGHOUT - Presenting this impressive recently refurbished three bedroom semi-detached house with a unique charm this property is further accentuated by its location. It is ideally situated with excellent public transport links and is in close proximity to local amenities. Families will appreciate the nearby schools, while the green spaces, walking and cycling routes provide ample opportunity for recreational activities.

The property which has undergone many cosmetic improvements to a high specification throughout briefly comprises:- A welcoming reception hallway with the guest WC off. The attractive through family lounge/dining room with views over the rear garden and there is a recently refitted comprehensively fitted kitchen with a utility room off. To the first floor landing are three good sized bedrooms and re-appointed family bathroom with a separate wc.

Outside the property is set well back from the road behind a fore garden and to the rear is a good sized well maintained enclosed rear garden. Early internal viewing of this superb property is highly recommended.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Being approached by a double glazed composite reception door, with laminate flooring, radiator and doors off to guest cloakroom, lounge dining room and kitchen.

GUEST CLOAKROOM Being reappointed with a whites suite comprising low flush WC, slim line wash hand basin with chrome mixer tap, laminate flooring, radiator, extractor and opaque double glazed window to side elevation.

THROUGH LOUNGE/DINING ROOM 18' 08" x 11' 10" (5.69m x 3.61m) Being a dual aspect room with double glazed window to front, double glazed French doors giving access out to rear garden, media wall with recess for plasma style TV, inset plasma style remote control electric fire, LTV flooring, space for dining table and chairs, radiator and door leading through to kitchen.

KITCHEN 11' 01" x 10' 11" (3.38m x 3.33m) Having being comprehensively refitted with a modern matching range of wall and base units with worktop surfaces over, incorporating inset sink unit with mixer tap, splash back surrounds, fitted halogen hob with stylish extractor hood over, built in electric cooker beneath, integrated dish washer, integral fridge/freezer, double glazed window to rear, useful under stairs storage cupboard, designer vertical radiator, opaque double glazed door to side and door through to utility room.

UTILITY ROOM 4' 09" x 4' 02" (1.45m x 1.27m) Having wall mounted gas central heating boiler and space for appliances.

FIRST FLOOR LANDING Approached via a staircase from reception hallway, useful built in storage cupboard and doors off to all rooms.

BEDROOM ONE 11' 10" x 10' 08" (3.61m x 3.25m) Having double glazed window to front, down lighting and radiator.

BEDROOM TWO 11' 3" x 12' 6" (3.43m x 3.81m) Having double glazed window to front and side elevation and radiator.

BEDROOM THREE 8' 09" x 7' 11" (2.67m x 2.41m) Having double glazed window to rear, radiator.

BATHROOM Having being refitted with a designer bathroom suite, comprising "P" shaped panelled bath with mains rain water shower over, with shower attachment and mixer tap, fitted shower screen, vanity wash hand basin set on pedestal with drawers beneath and feature mixer tap, ladder heated towel rail, full tiling to walls, down lighting, extractor and opaque double glazed window to rear elevation.

SEPARATE WC Having being reappointed with a designer suite comprising vanity wash hand basin with chrome water fall mixer tap with cupboard beneath, low flush WC, radiator, down lighting, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a large enclosed rear garden with paved patio and pathway leading to neat lawned garden with a variety of shrubs and trees, fencing to perimeter and hard standing to the side of the property with gated access to front.

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 80 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

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