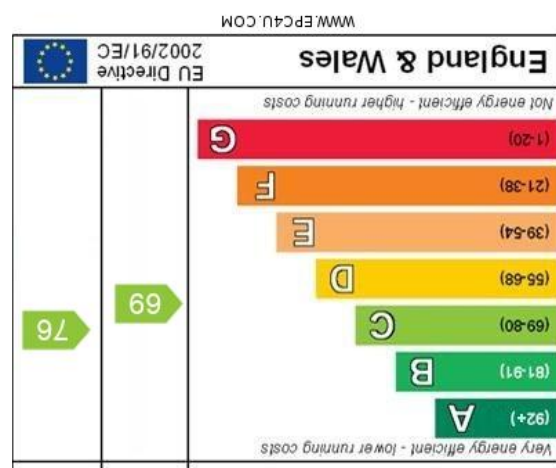




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- A photograph of a single-story brick house with a tiled roof. The house features a front door with a small porch and a window with a flower box. A red car is parked on the lawn in the background.

£180,000



Property Description

AN INDIVIDUAL ONE BEDROOM END TOWN HOUSE - Occupying this popular cul de sac position within homes of a similar age and style, this individual one bedroom end town house should be viewed to appreciate the accommodation on offer. With a most pleasant private rear garden as well as being situated close to New Hall nature reserve as well as being within reach of local shopping facilities with Sutton Town Centre on hand with further leisure and shopping amenities, public transport on hand along with Sutton Train Station and access out to Birmingham City Centre and motorway connections

The superb open plan accommodation with feature vaulted ceiling briefly comprises: spacious lounge area, fitted kitchen/diner, feature mezzanine double bedroom and bathroom. Outside to the front the property is set well back behind a fore garden and to the rear is a most private enclosed rear garden. There is an allocated parking space and the property is available with NO UPWARD CHAIN

Outside to the front the property occupies a pleasant on the cul de sac set back behind a fore and side garden and pathway with gated access to rear.

OPEN PLAN LIVING 22' 6" x 14' 3" (6.86m x 4.34m)

LOUNGE AREA Having double glazed window to front, radiator, stairs off to mezzanine bedroom and opening through to kitchen/dining area.

KITCHEN AREA Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, space for cooker, space and plumbing for washing machine, double glazed window to rear, wall mounted gas central heating boiler.

DINING AREA Having radiator, space for dining table and chairs, double glazed door giving access to rear garden.

MEZZANINE LANDING With opening through to bathroom and bedroom area.

MEZZANINE BEDROOM 11' 4" x 7' 11" (3.45m x 2.41m) Overlooking Lounge with double glazed window to rear, radiator, built in double wardrobe with mirrored sliding doors..

BATHROOM Having a white suite comprising panelled bath with electric shower over and fitted shower screen, pedestal wash hand basin, low flush WC, part tiling to walls, extractor and opaque double glazed window to rear elevation.

OUTSIDE A good sized rear garden laid mainly to lawn, with shrub borders, fencing to perimeter, timber framed garden shed and gated access to rear.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage for:
EE Good outdoor, variable in-home.
O2 Three & Vodafone Good outdoor and in-home

Broadband coverage -
Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 39 Mbps. Highest available upload speed 8 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- 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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

