

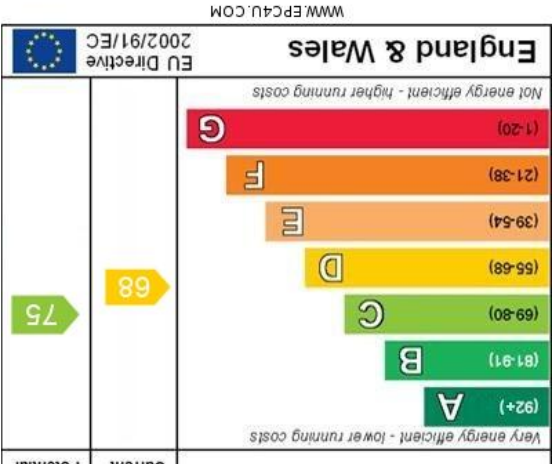
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



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 THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS LOUNGE
- FITTED BREAKFAST KITCHEN
- THREE BEDROOMS
- WELL APPOINTED BATHROOM
- DETACHED GARAGE AND DRIVEWAY

3 Darnford Close, Wylde Green, Sutton Coldfield, B72 1YU

£325,000





## Property Description

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

**POPULAR CUL-DE-SAC LOCATION** - This three bedroom detached bungalow is situated in this popular Cul-de-sac location close to public transport links making commuting easy, and local amenities are within walking distance, providing convenience for your daily needs. The accommodation which offers scope and potential to update throughout is approached via an entrance hallway, The spacious lounge is a highlight, boasting a charming fireplace that adds character to the space. It is the perfect area to entertain guests or enjoy a quiet evening. The open-plan kitchen breakfast room offering an ample dining space where you can enjoy your meals. The bungalow hosts three bedrooms, perfect for a couple or a small family and there is a family bathroom.

Outside to the front the bungalow is set back behind a fore garden and a driveway proving access to the detached garage. To the rear is a good sized enclosed rear garden offering an outdoor haven for relaxation and enjoyment .

This bungalow holds an enormous potential for transformation into a contemporary and comfortable home. With its unique features and prime location, it could be the perfect choice for couples looking to put their stamp on their next home.

Outside to the front the property occupies a commanding position on a corner plot set back behind a neat lawned fore garden, with hedgerow and pathway, driveway providing off road parking and access to the detached garage.

Outside to the front the property occupies a pleasant cul de sac location set back behind a neat lawned fore garden, driveway providing off road parking and pathway to front and rear, external lighting and gated access to rear.

**LOUNGE** 16' 10" x 10' 11" (5.13m x 3.33m) Having fireplace with surround and hearth, fitted with gas fire, two radiators, laminate flooring double glazed window to front and side, glazed door through to inner hallway and further door through to kitchen.

**KITCHEN** 16' 04" x 7' 10" (4.98m x 2.39m) 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 gas hob, built in double electric oven, space and plumbing for washing machine and further appliances, space for dining table and chairs, two double glazed windows to side elevation, double glazed door giving access to rear garden and wall mounted gas central heating boiler.

**INNER HALLWAY** Useful built in linen storage cupboard, access to lft and doors off to bedrooms and bathroom .

**BEDROOM ONE** 11' 08" x 8' 01" (3.56m x 2.46m) Having double glazed window to rear, a range of built in mirror fronted wardrobes with shelving and hanging rail with cabin style mirror fronted storage above, radiator and double glazed window to rear.

**BEDROOM TWO** 10' 10" x 8' 04" (3.3m x 2.54m) Having double glazed window to rear, radiator.

**BEDROOM THREE** 7' 11" x 7' 08" (2.41m x 2.34m) Having double glazed window to side, radiator.

**BATHROOM** Having a white suite comprising panelled bath with electric shower over, low flush WC, pedestal wash hand basin with full tiling to walls, radiator, opaque double glazed window to side elevation.

**DETACHED GARAGE TO SIDE** 17' 02" x 8' 02" (5.23m x 2.49m) With opening doors to front and pedestrian access door to rear giving access out to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear there is a good sized, well maintained, enclosed garden with full width paved patio, neat lawn with a variety of shrubs and trees to border, fencing to perimeter, wrap around garden to sides, further side garden with lawn and pathway with gated access to front.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:  
EE O2 & Vodafone Good (outdoor only)  
Three Variable in-home, good outdoor

Broadband coverage -  
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.  
Broadband Type = Superfast Highest available download speed 74 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 event ual 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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