



- Highly Sought After Location
- Beautifully Presented & Thoughtfully Extended
- Large Lounge & Dining Room & Conservatory
- Refitted Kitchen & Bathrooms
- Master En Suite



Score

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Energy rating

Current

Potential

72 C

67 D

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.

LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed.

In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

NAEA

National Association of Estate Agents

ARLA

Association of Residential Letting Agents

The Property Ombudsman



Property Description

Occupying a highly sought after location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. This lovely family home has been thoughtfully extended and modernised and must be viewed to appreciate the wealth of accommodation on offer. Approached via a large driveway to the front the home is entered through an enclosed porch with access to a large dining room, an inner hallway provides access to a spacious lounge with conservatory off and refitted kitchen, on the first floor there are three double bedrooms the master has a refitted en suite shower room and a luxury family bathroom, to complete the home there is a large private rear garden and garage for storage.

Homes of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

DINING ROOM 14' 9" x 13' 9" (4.5m x 4.19m) A bright and spacious dining room with a window to the front aspect, wood effect flooring, coving, radiator and door to:

INNER HALLWAY Having a staircase rising to the first floor with a useful office space beneath, radiator, storage cupboard, wood effect flooring and doors to:

FORMAL LOUNGE 22' 11" x 11' 4" (6.99m x 3.45m) A superb sized living room with a feature fireplace as the focal point, coving, radiator, a front facing window and doors to the conservatory.

CONSERVATORY 11' 11" x 9' 1" (3.63m x 2.77m) A lovely conservatory with tiled flooring, views over the beautiful rear garden, radiator and doors to the side.

FITTED KITCHEN 7' 10" x 13' 11" (2.39m x 4.24m) Refitted to include a stylish and contemporary range of high gloss wall and base mounted units with complementing work surfaces over, integrated double oven and microwave oven, integrated fridge, gas hob with extractor fan over, sink and drainer unit, full height radiator, a window and door to the rear.

From the hallway a staircase rises to the first floor gallery style landing with access to:

BEDROOM ONE 14' 5" x 9' 2" (4.39m x 2.79m) A large master with a built in storage cupboard, a window to the rear, radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM Refitted to include a double walk in shower cubicle, integrated vanity storage with WC and wash hand basin, rear facing window and wash hand basin.

BEDROOM TWO 8' 11" x 13' 10" (2.72m x 4.22m) Having a front facing window and radiator.

BEDROOM THREE 8' 4" x 10' 9" (2.54m x 3.28m) Having a window to the front and radiator.

REFITTED FAMILY BATHROOM Also refitted to now include a matching white suite with a P shaped bath with shower over and shower screen, integrated vanity storage with wash hand basin and WC, heated towel rail and window to the rear.

GARAGE 30' x 5' 3" (9.14m x 1.6m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the home there is a lovely private garden with a patio area for entertaining with 3 outbuildings, 1 with a gardeners WC and 2 further for storage, there is a large lawned garden with mature trees and shrubs to the boundaries leading to a vegetable patch to the rear. The garden offers privacy, a lovely setting and being ideal for the family

buyer.

Council Tax Band E Birmingham City Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 21 Mbps. Highest available upload speed 2Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Openreach, CityFibre, 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.

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