

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



LEGAL READY

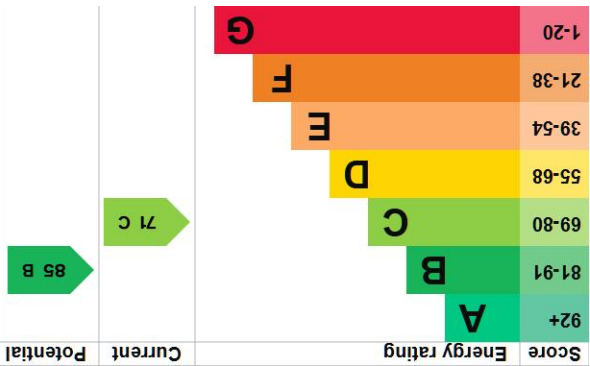
"How does this help me?"

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.

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



- A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- COMPREHENSIVELY FITTED KITCHEN
- SPACIOUS LOUNGE/DINING ROOM
- SUPERB CONSERVATORY

East Rise, Sutton Coldfield, B75 7TH

£340,000



Property Description

POPULAR CUL-DE-SAC LOCATION - This beautifully 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 extended accommodation which has undergone many cosmetic improvements to high specifications throughout and briefly comprises: entrance porch, welcoming reception hallway, utility room and guest cloakroom, attractive family lounge, comprehensively fitted kitchen, spacious lounge/dining room, superb conservatory, landing, three double bedrooms and luxury reappointed family bathroom. Outside to the front the property occupies this popular cul de sac, set back behind a driveway and to the rear there is a pleasant secluded landscaped rear garden. Early internal viewing of this property is highly recommended.

OUTSIDE TO THE FRONT The property occupies a pleasant position on the cul-de-sac and is set back behind a full width gravelled driveway with gated access to rear.

RECEPTION HALL Being approached via glazed reception door with radiator, tiled floor, staircase to first floor, built in storage cupboard and doors off to; utility room and kitchen.

UTILITY ROOM 6' 3" x 8' 10" (1.91m x 2.69m) Having base units with worktop surfaces over incorporating circular sink unit with mixer tap, space and plumbing for washing machine and further appliances, wall mounted gas central heating boiler, radiator, tiled floor, double glazed window to front, useful built in storage cupboards and door to guest cloakroom.

GUEST CLOAKROOM Having low flush WC, tiled floor and useful under stair storage.

FITTED KITCHEN 6' 3" x 14' 9" (1.91m x 4.5m) Having a modern range of high gloss wall and base units with inset one and half bowl sink with mixer tap and tiled splashback surrounds, fitted gas hob with extractor hood oven, built in electric cooker beneath, integrated dishwasher, space for fridge freezer, tiled floor, radiator, double glazed widow to front, downlighting and glazed intercommunicating doors to: -

LOUNGE/DINER 17' 9" x 11' 10" (5.41m x 3.61m) Having tiled flooring, space for dining table and chairs, two radiators, double glazed window to rear, double glazed sliding patio doors giving access to conservatory.

CONSERVATORY 16' 9" x 9' 4" (5.11m x 2.84m) Being a part brick construction with laminate flooring, double glazed windows to side and rear, double glazed bi-folding doors giving access out to rear garden.

REAR GARDEN Being a good size well maintained rear garden with full width paved patio, gravelled pathway, gated access to front, neat lawn with raised planted borders, pathway leading to the top of the garden with further lawn, timber frame garden shed, fencing to perimeter and external power.

FIRST FLOOR

LANDING Approached via spindled turning staircase passing opaque double glazed window to side and doors off to bedrooms and bathroom.

BEDROOM ONE 9' 6" x 10' 10" (2.9m x 3.3m) Having double glazed window to front, access to loft via pull down ladder, radiator.

BEDROOM TWO 10' 8" x 13' 9" (3.25m x 4.19m) Having double glazed window to rear and radiator.

BEDROOM THREE 6' 11" x 10' 1" (2.11m x 3.07m) Having double glazed window to side and radiator.

FAMILY BATHROOM Being well appointed with a white suite comprising; his and hers sinks

with chrome waterfall mixer tap set on pedestal with drawers and shelving beneath, low flush WC, panel bath with chrome mixer tap and mains fed shower over, downlighting, radiator, extractor and opaque double glazed window to side.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

Three, Vodafone - Good outdoor and in home
EE, O2 - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 67Mbps. Highest available upload speed 18Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Virgin Media, CityFibre, 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.

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