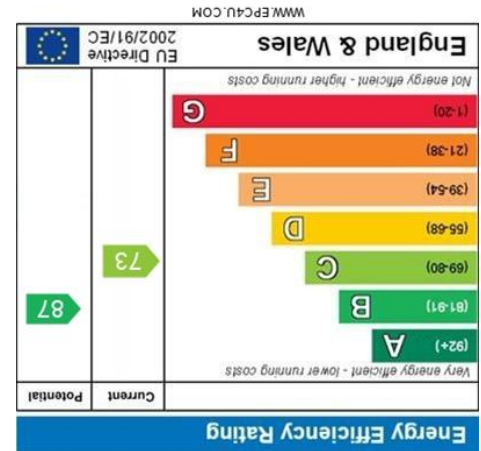


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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 Conveyer.



Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER LOCATION
- THREE BEDROOM DETACHED HOME
- LARGE GARDEN TO SIDE AND REAR
- DRIVEWAY PROVIDING OFF ROAD PARKING



Charlecote Gardens, Sutton Coldfield, B73 5LS

£385,000



## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

This well presented stand alone three bed detached property occupies an enviable and convenient position in the corner of a well regarded cul-de-sac situated within close proximity of many desirable local amenities including schools shops and transport links. Accessed via a secure porch the accommodation includes a welcoming hall with guest cloakroom off and doors leading to a well proportioned L shaped lounge dining room having Purgo flooring, with access off to a conservatory garden room and patio doors to the garden and a fitted kitchen with a door through to the garage/utility. To the first floor the three well proportioned bedrooms are complimented by a family bathroom with with a white bath suite. Outside a driveway offers off road parking for vehicles and garage access whilst secure gates either side of the property lead to the mature garden and patio. Offering the advantage of no onward chain and approved planning for a significant extension, the property must be viewed at the earliest opportunity in order to avoid disappointment.

**PORCH** Providing access to:-

**ENTRANCE HALL** Providing access to downstairs living areas and stairs leading off.

**KITCHEN** 10' 10" x 7' 1" (3.3m x 2.16m) Having tiled flooring, a range of wall and base units, cooker, gas hob, double glazed window to rear, ceiling light and power points.

**LIVING AREA** 17' 6" x 15' 6" (5.33m x 4.72m) Having double glazed French doors to the rear garden, double glazed French door to conservatory, radiator, ceiling light and power points.

**CONSERVATORY** 7' 6" x 9' 1" (2.29m x 2.77m) Having tiled flooring, double glazed windows to rear and side.

**WC** Having tiled flooring, double glazed window to rear, low level wc, wash basin, radiator and ceiling light.

**GARAGE** 17' 10" x 8' 2" (5.44m x 2.49m) Having power and lighting.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**FIRST FLOOR LANDING** Providing access to all three bedrooms and bathroom.

**BEDROOM ONE** 8' 11" x 15' 7" (2.72m x 4.75m) Having two double glazed windows to front, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM TWO** 12' 6" x 8' 6" (3.81m x 2.59m) Double glazed window to side, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM THREE** 11' 7" x 6' 8" (3.53m x 2.03m) Double glazed window to rear, radiator, ceiling light and power points.

**BATHROOM** 7' 10" x 5' 6" (2.39m x 1.68m) Tiled throughout, bath with overhead shower, low level wc, wash basin, radiator, double glazed window to side, ceiling light.

Council Tax Band D - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage for:

EE, Three, O2 and Vodafone - Variable -n-home, good outdoor



Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 0.9 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 1000 Mbps.

Networks in your area:- CityFibre, 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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

