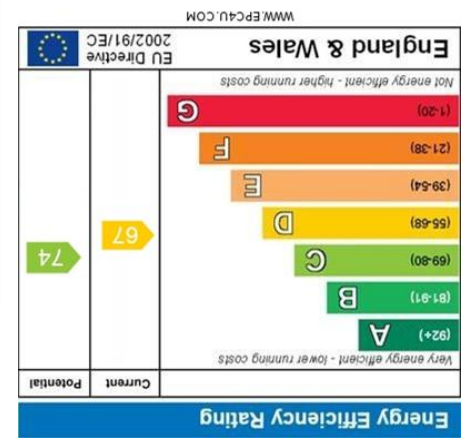


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE**



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.



Boldmere | 0121 321 3991



- DETACHED PROPERTY
- MODERN MASTER BATHROOM
- BEAUTIFUL FITTED KITCHEN & UTILITY ROOM
- GENEROUS GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING

Warrington Drive, New Oscott, Birmingham, B23 5YP

£325,000



Property Description

Discover your dream home on Warrington Drive in New Oscott! This superb, detached residence offers the perfect blend of comfort, style, and practicality, making it an ideal choice for families or anyone seeking a beautiful, spacious property. Boasting three bedrooms, including a master suite with an en-suite bathroom, this home provides ample space for relaxation and privacy.

Step inside to discover a welcoming and thoughtfully designed layout that showcases modern living at its finest. The contemporary kitchen is a chef's delight, equipped with plenty of storage, perfect for preparing delicious meals and hosting family gatherings. Adjacent to the kitchen is a practical utility room, adding convenience and functionality to your daily routines.

The living spaces are bright, creating a warm and inviting atmosphere. The family bathroom is stylishly appointed, offering a relaxing retreat after a busy day. Outside, you'll find a lovely garden ideal for outdoor entertaining, gardening, or simply enjoying peaceful evenings in the fresh air.

Additional highlights include a spacious garage providing secure parking and extra storage options. The property's charming exterior and well-maintained garden enhance its curb appeal, inviting you in to explore further. Located in a friendly area with excellent local amenities, schools, and transport links, this home offers both comfort and convenience.

Don't miss out on this exceptional opportunity to make Warrington Drive your new address. Arrange a viewing today and experience firsthand all the wonderful features this fantastic house has to offer - your perfect home awaits!

OUTSIDE TO THE FRONT Driveway providing off road parking for two vehicles, lawned, electric garage door, front door into:-

HALLWAY Alarm control panel, carpeted, stairs to first floor, radiator.

GUEST CLOAKROOM Double glazed window, toilet, basin, tiled to ceiling, lino flooring, heated towel rail.

LOUNGE 16' 7" x 12' 0" (5.05m x 3.66m) Bay window, radiator, electric fire, double doors into dining area.

DINING AREA 11' 7" x 7' 7" (3.53m x 2.31m) Radiator, carpeted, sliding patio doors into garden, door into:-

KITCHEN 11' 6" x 7' 2" (3.51m x 2.18m) Lino flooring, fitted wall and base units, cooker with double oven and four ring gas hob, sink, space for fridge, double glazed window overlooking the garden, radiator, under stairs storage, door into:-

UTILITY ROOM 10' 1" x 7' 5" (3.07m x 2.26m) Double glazed door and window, sink, boiler, dishwasher and washing machine, tumble dryer and space for fridge/freezer, radiator, door into garage.

GARAGE 16' 7" x 8' 2" (5.05m x 2.49m) Having electric meter, tap, electric garage door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Double glazed window.

BATHROOM 6' 0" x 6' 7" (1.83m x 2.01m) Sink in vanity unit, toilet, bath and shower, double glazed window, Mira electric shower, heated towel rail, lino flooring, tiled walls.

BEDROOM THREE 8' 9" x 5' 8" (2.67m x 1.73m) Radiator, double glazed window, airing cupboard with hot water tank.

MASTER BEDROOM 12' 0" x 9' 5" (3.66m x 2.87m) Fitted wardrobes, radiator, window overlooking the front, door into:-

EN SUITE 3' 5" x 7' 1" (1.04m x 2.16m) Lino flooring, tiled walls, window, toilet, basin, shower cubicle, Mira shower run off the heating system.

BEDROOM TWO 10' 3" x 8' 6" (3.12m x 2.59m) Radiator, double glazed window, carpeted.

GARDEN Lawned, shed, slabbed patio area, fenced panels.



Council Tax Band D - Birmingham

Utility Supply
Electric - Mains
Gas - Mains
Water - Mains
Heating - Gas central heating
Sewerage - Mains

Flood Risk
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:
EE - Good outdoor, variable in-home
O2, Three and Vodafone - Good outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 1 Mbps. Highest available upload speed 0.2 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, GtYFibre, 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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991