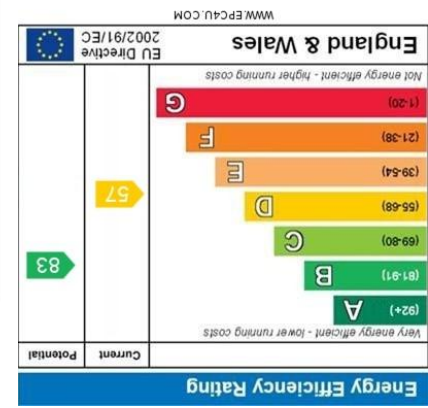


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- THREE BEDROOM DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- SPACIOUS GARAGE
- CLOSE TO LOCAL AMENITIES

Grendon Drive, Sutton Coldfield, B73 6QA

Offers Over £430,000



## Property Description

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

What a fabulous opportunity to purchase a well-presented DETACHED FAMILY HOME in a HIGHLY SOUGHT AFTER AREA having fantastic access to local amenities, good school catchment and within close proximity of Sutton Park. Viewing is an absolute must to fully appreciate the overall size, potential and location of the accommodation on offer. This property will surely be in high demand - Call Green & Company to arrange your viewing!

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

**LIVING ROOM** 13' 5" x 23' 1" (4.09m x 7.04m) Having double glazed window to front, double glazed sliding doors to rear garden, radiator, ceiling light and power points.

**KITCHEN** 12' 8" x 9' 8" (3.86m x 2.95m) Having double glazed window to rear, double glazed French door to side, a range of wall and base units, cooker, ceiling light and power points.

**DOWNSTAIRS SHOWER ROOM** Having double glazed window to side, walk in shower, low level WC, wash basin and ceiling light.

### FIRST FLOOR

**LANDING** Providing access to all bedrooms and family bathroom.

**BEDROOM ONE** 13' 4" x 12' 2" (4.06m x 3.71m) Carpeted and having double glazed window to rear, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM TWO** 13' 5" x 8' 4" (4.09m x 2.54m) Carpeted and having double glazed window to front, fitted wardrobe, radiator, ceiling light and power points.

**BEDROOM THREE** 12' 3" x 9' 10" (3.73m x 3m) Carpeted and having double glazed window to rear, radiator, ceiling light and power points.

**BATHROOM** Tiled throughout, having three double glazed windows to front, bath with overhead shower, low level WC, wash basin, radiator and ceiling light.

**GARAGE** 8' 1" x 17' 1" (2.46m x 5.21m) Having power and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E Birmingham City Council

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 - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

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 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