

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



LEGAL READY

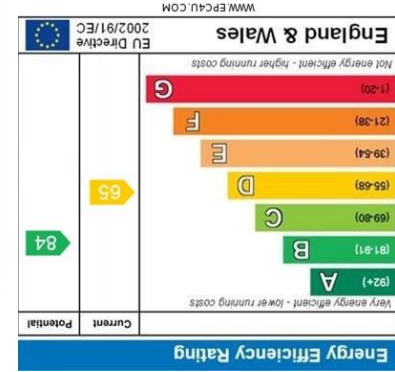
“How does this help me?”

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.



Boldmere | 0121 321 3991



- THREE BEDROOM SEMI DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- GREAT SCHOOL CATCHMENT
- FANTASTIC TRANSPORT LINKS
- OPEN PLAN KITCHEN/DINER

Rowan Road, Sutton Coldfield, B72 1NN

Offers In Region Of
£395,000



Property Description

Green and Company are delighted to offer to the market this superbly presented and extended three bedroom semi-detached family home situated within a highly sought after area of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages (catchments should be checked), offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield town centre. In brief the accommodation comprises porch, hallway, living room, open plan kitchen/dining room, three bedrooms and family bathroom.

Viewing is considered essential to appreciate the size and standard of accommodation on offer. Give us a call now to book your viewing!

PORCH Providing access to entrance hall.

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

LIVING ROOM 9' 10" x 9' 10" (3m x 3m) Carpeted, having double glazed window to front, radiator, ceiling light and power points.

OPEN PLAN KITCHEN/DINING ROOM

KITCHEN AREA 23' 8" x 6' 7" (7.21m x 2.01m) Having a range of wall and base units, cooker, double glazed window to rear, ceiling light and power points.

DINING AREA 20' 8" x 9' 7" (6.3m x 2.92m) Double glazed sliding doors to rear garden, radiator, ceiling light and power points.

UTILITY ROOM Having storage space.

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

BEDROOM ONE 12' 10" x 10' (3.91m x 3.05m) Carpeted, double glazed bay window to front, radiator, ceiling light and power points.

BEDROOM TWO 12' 8" x 9' 11" (3.86m x 3.02m) Carpeted, double glazed window to rear, ceiling light, power points, radiator.

BEDROOM THREE 15' 9" x 6' 8" (4.8m x 2.03m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BATHROOM 7' 2" x 5' 8" (2.18m x 1.73m) Tiled throughout, bath with overhead shower, double glazed bay window to front, low level wc, wash basin, heated towel rail and ceiling light.

Council Tax Band D - 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 likely available for EE, Three and O2, limited for Vodafone and data likely available for EE and Three, limited for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 76 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach, 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

