

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

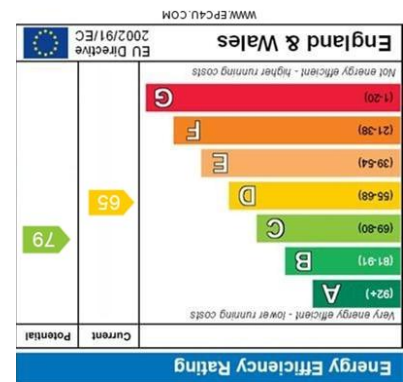


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



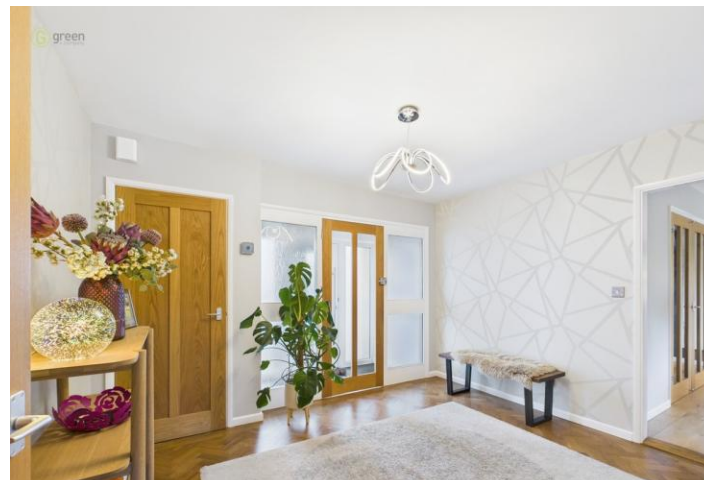
Boldmere | 0121 321 3991



- A Beautiful 3 Bedroom Detached Bungalow
- Large Corner Plot Within A Convenient Location
- Open Plan Kitchen Diner/Family Room
- Formal Lounge With Media Wall

, Corbridge Road, Boldmere, Sutton Coldfield, B73 6NJ

Offers In Region Of
 £700,000



Property Description

Occupying a highly sought after location and being ideally placed for many well reputed schools for children of all ages, excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities within Sutton Coldfield town centre and a stone's throw away from Boldmere High Street and the beautiful Sutton Park. This wonderful home commands a large corner plot and will suit those looking to downsize and will also appeal to family buyers, approached via a large in and out driveway the home is entered through an enclosed porch leading to a large hallway with access to a stylish kitchen diner, a lovely formal lounge, a separate utility room, there are three double bedrooms and two luxury shower rooms, to complete the home there is a private garden with outdoor entertaining area and a gate to a further large enclosed garden.

Homes of this size and standard within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH Having a tiled floor, parquet flooring, cloak cupboard, a door to the inner hallway and a door to:

KITCHEN DINER 22' 9" x 12' (6.93m x 3.66m) To include a stylish and contemporary range of contrasting wall and base mounted units with complementing work surfaces over, integrated double oven, steam oven and microwave oven, integrated dish washer and fridge freezer, induction hob, sink and drainer unit, Oak flooring throughout, bi-folding doors providing access and views over the private rear garden, a further window to the rear, two full height radiators and double doors leading in to:

FORMAL LOUNGE 18' x 13' 2" (5.49m x 4.01m) A lovely formal lounge with a bow window to the front aspect and a media wall with floating fireplace as the focal point, built in display units with back lighting, two full height radiators and Oak flooring.

From the main hallway there is a further door leading to an inner hallway with a rear facing window, radiator and doors to bedrooms one and two and luxury shower room.

BEDROOM ONE 14' 10" x 13' 2" (4.52m x 4.01m) A large master bedroom with a window to the front and two further side facing windows, a range of fitted wardrobes with shelving and hanging space, coving and radiator.

BEDROOM TWO 14' 10" x 10' 8" (4.52m x 3.25m) A further double bedroom with windows to both front and rear, radiator and coving.

SHOWER ROOM A luxury shower room with a large double width fully tiled shower cubicle with full height glass partition, a suspended wash hand basin with vanity storage beneath, integrated WC, heated towel rail and rear facing window.

From the kitchen there is access to the utility room, a further double bedroom and luxury shower room.

UTILITY ROOM 5' 5" x 11' 4" (1.65m x 3.45m) To include a further range of high gloss wall and base mounted units with complementing work surfaces over, plumbing and space for white goods, a low level dog wash, tiled flooring, a door to the rear and further door to:

BEDROOM THREE 13' 3" x 11' 2" (4.04m x 3.4m) A further double bedroom with a deep built in wardrobe with shelving and hanging space, two front facing full height windows and radiator.

OUTSIDE Outside the home sits on a large corner plot, to the side of the home there is further access and a concealed shed, the garden is private with fenced boundaries with a full width patio, a wooden gazebo which can be used all year round with power and heating, a further gate leads to the enclosed side garden.

Council Tax Band F - 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 for:
EE and Vodafone - Good outdoor and in-home
O2 and Three - Good outdoor, variable in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 50 Mbps. Highest available upload speed 14 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Virgin Media, Openreach, Gt Fibre

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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