



Property Description

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

Discover your dream family home on Maney Hill Road, Sutton Coldfield - a stunning detached residence that combines elegance, comfort, and practicality in every detail. Perfectly situated in a desirable location, this property offers a seamless blend of modern amenities and classic charm, making it an ideal choice for families seeking a ready-to-move-in sanctuary.

This beautiful 4-bedroom, 2-bathroom home exudes style from the moment you step inside. The interior features tasteful decor throughout, creating a warm and inviting atmosphere that reflects sophisticated taste. The spacious living areas are designed to accommodate family life and entertaining with ease, offering generous space and natural light to create a bright, cheerful environment.

The heart of this home is the beautifully fitted kitchen, complete with high-quality appliances and ample storage. Whether you're preparing everyday meals or hosting gatherings, this culinary space is both functional and stylish. Adjacent to the kitchen, you'll find a practical utility room, providing convenient access and additional storage to keep clutter out of sight.

Upstairs, the master bedroom boasts an en-suite bathroom for added privacy and convenience. The second bathroom serves the remaining bedrooms and guests, featuring modern fixtures and fittings. One of the stand-out features of this property is the Jack and Jill ensuite, which offers flexibility and privacy between two bedrooms - perfect for family members or visitors.

For those who value accessibility and ease of movement, this home is equipped with an elevator/lift, ensuring mobility for all residents and visitors. Parking is effortless with a spacious double garage featuring electric garage doors, complemented by a large driveway that provides ample off-street parking.

Step outside into your private outdoor oasis. The mature garden is beautifully landscaped, offering a tranquil retreat for relaxation or play. The lovely patio area is perfect for outdoor dining and entertaining family and friends. Additionally, a charming summerhouse provides a cosy spot for hobbies, reading, or simply unwinding in your peaceful garden sanctuary.

This property is on the market with no chain, meaning you can move in quickly and start enjoying your new lifestyle without delay. The combination of elegant decor, modern features, and prime location makes this home truly special.

Whether you're looking for a family-friendly or a stylish, move-in-ready home, Maney Hill Road has it all. Don't miss this fantastic opportunity to own a beautifully maintained, ready-to-move-in family residence with generous space, excellent amenities, and a superb outdoor environment. Contact us today to arrange a viewing and secure your future in this wonderful Sutton Coldfield home!

OUTSIDE To the front there is tarmac driveway, off road parking for multiple vehicles, lawn area, access to double garage and front leading to:-

HALLWAY Wood flooring, door leading to office, guest wc, stairs to first floor and the hallway opens up into the front reception room.

OFFICE 14' 2" x 7' 10" (4.32m x 2.39m) Woodend flooring and access to the lift downstairs, radiator and bay window.

FRONT RECEPTION ROOM 13' 3" x 11' 10" (4.04m x 3.61m) Electric fire, radiator, double glazed bay window, double doors into the rear lounge.

DOWNSTAIRS WC Basin, low level wc, extractor fan.

KITCHEN 11' 5" x 7' 11" (3.48m x 2.41m) Tiled flooring, Rangemaster six ring hob, sink, double glazed window, plenty of counters above and below.

DINING AREA 15' 0" x 11' 1" (4.57m x 3.38m) Double door out onto the patio area.

UTILITY ROOM 6' 0" x 15' 1" (1.83m x 4.6m) Door to the rear, door into coal house, in the utility there is a boiler, door into double garage.

LOUNGE 14' 9" x 13' 8" (4.5m x 4.17m) Electric fire, wooden flooring, radiator.

EXTENSION CONSERVATORY 5' 1" x 14' 9" (1.55m x 4.5m) Fully glazed, glass roof, forms part of the lounge, radiator.

REAR GARDEN Patio area, steps leading to lawn area, shed, a and summerhouse.

DOUBLE GARAGE 16' 7" x 15' 1" (5.05m x 4.6m) Having electric doors.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Carpeted, airing cupboard housing hot water tank, radiator, double glazed window and doors off:-

BEDROOM 9' 2" x 14' 10" (2.79m x 4.52m) Double glazed window, radiator, wardrobe area and double glazed window to rear.

JACK AND JILL BATHROOM Two radiators, sink, shower cubicle, toilet, door leading to bedroom.

BEDROOM 8' 3" x 18' 8" (2.51m x 5.69m) Two double glazed windows, wooden floor.

BEDROOM 12' 9" x 11' 0" (3.89m x 3.35m) Double glazed window to rear, radiator, wooden flooring.

BEDROOM 15' 6" x 10' 10" (4.72m x 3.3m) Wooden flooring, double glazed window, radiator.

BATHROOM Tiled floor, shower, toilet, basin, double glazed window.

Council Tax Band G - 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 medium.

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.
Networks in your area:- Opreach, 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.

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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

