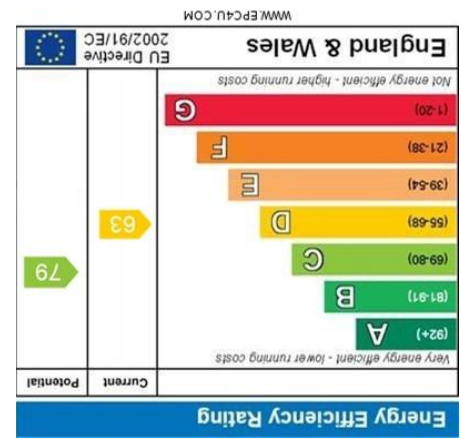


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE**



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 therefore we recommend that you regularly monitor our website or email us for updates. State that the EPC must be presented within 21 days of initial marketing of the property. Please feel free to relay this to your Solicitor or License Conveyor.



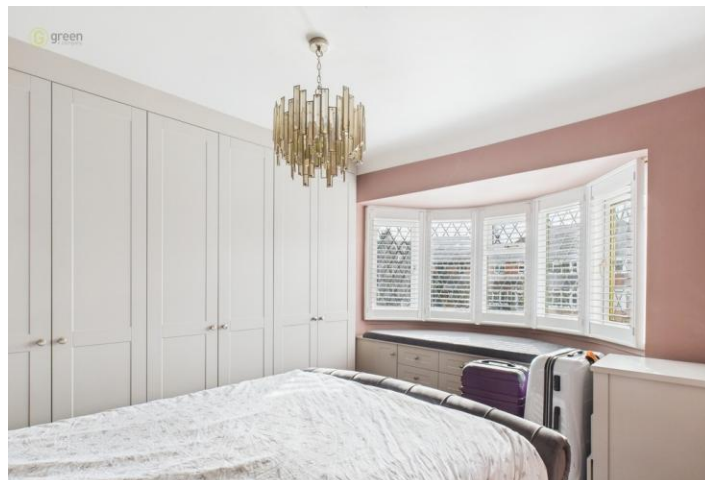
Boldmere | 0121 321 3991



- THREE BEDROOM SEMI DETACHED
- HIGHLY SOUGHT AFTER LOCATION
- LARGE DRIVEWAY PROVIDING OFF ROAD PARKING
- MULTI PURPOSE GARDEN ROOM

Falstone Road, Sutton Coldfield, B73 6PJ

Offers Over £425,000



Property Description

Presenting to you an exceptional semi-detached property that is now available for sale. This residence is in a neutrally decorated condition, offering a fresh and bright palette to suit any taste. The property encompasses three bedrooms, with the master bedroom being especially spacious and filled with natural light, offering a serene retreat. The other two bedrooms provide ample space for a growing family or can be utilized as a guest room or a home office. The house also incorporates two reception rooms, offering plenty of space for both relaxation and entertaining. The well-appointed kitchen, the heart of the home, awaits you to prepare your favorite meals. A bathroom completes the internal accommodation. This property stands out with its unique features boasting a beautiful garden with a multi-purpose room offering a peaceful outdoor space perfect for relaxation and family gatherings. The location of this property is perfect for families and couples. Close to public transport links, local amenities are within easy reach, and top-rated schools are nearby. The property also benefits from its proximity to Sutton Park, perfect for leisurely walks and outdoor activities. The neighbourhood is quiet, ensuring a serene living environment.

This semi-detached house offers a great opportunity to acquire a family home in a desirable location with excellent features. A viewing is highly recommended to fully appreciate what this property has to offer.

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

LIVING ROOM Having double glazed bay window to front, radiator, ceiling light and power points.

OFFICE Having double glazed window to side, radiator, ceiling light and power points.

DINING ROOM Having double glazed French doors to conservatory, radiator, ceiling light and power points.

KITCHEN Having double glazed window to rear, range of wall and base units, cooker, gas hob, ceiling light and power points.

UTILITY ROOM Having a range of wall and base units, double glazed French door to side, radiator, ceiling light and power points.

DOWNSTAIRS WC Double glazed window to rear, low level wc, wash basin, radiator and ceiling light.

CONSERVATORY Double glazed windows to rear and side, double glazed French doors to rear garden, ceiling light.

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

BEDROOM ONE Double glazed bay window to front, radiator, fitted wardrobes, ceiling light and power points.

BEDROOM TWO Having double glazed window to rear, radiator, ceiling light and power points.

BEDROOM THREE Carpeted, double glazed window to front, radiator, ceiling light and power points.

BATHROOM Tiled throughout, double glazed window to rear, bath with overhead shower, low level wc, heated towel rail, wash basin 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 - limited voice and data available for EE, three, O2 and Vodafone

Broadband coverage:-
Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.
Broadband Type = Superfast Highest available download speed 46 Mbps. Highest available upload speed 10 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.

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