

**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 Conveyancer.



Boldmere | 0121 321 3991



- SPACIOUS AND MODERN KITCHEN
- SEPARATE UTILITY ROOM AND SHOWER ROOM/WC
- FOUR SIZEABLE BEDROOMS
- BEAUTIFUL FAMILY BATHROOM
- WELL SITUATED DETACHED PROPERTY

Longmoor Road, Sutton Coldfield, B73 6UB

£600,000



Property Description

Welcome to this exceptional detached residence nestled in the highly sought-after area of Boldmere / Sutton Coldfield, a perfect haven for families seeking comfort, style, and practicality. This beautifully presented home offers a harmonious blend of spacious living spaces, modern design, and thoughtful amenities - all crafted with family living in mind. As you approach the property, you'll be greeted by a neatly paved front garden that not only provides ample parking but also enhances the home's inviting curb appeal. The elegant exterior hints at the quality and care invested in maintaining this splendid home.

Step inside to discover an impeccably decorated interior that exudes warmth and sophistication. The layout has been masterfully designed to cater to the needs of contemporary family life. The heart of the home is undoubtedly the open plan kitchen dining area, a fantastic space where culinary creativity meets social interaction. This bright and airy zone is perfect for family meals, entertaining friends, or simply relaxing while cooking. The seamless connection to the lounge creates an inviting atmosphere that encourages togetherness and lively gatherings.

Adjacent to the open plan area is a separate lounge, currently a playroom but ideal for quieter moments, reading, or hosting guests without disrupting the flow of daily life. Every detail in the decor has been chosen with style and comfort in mind, creating a welcoming environment you'll be proud to call home.

The property boasts four generous bedrooms, each offering ample space for rest and relaxation. The luxurious master bedroom features its own en-suite bathroom, providing a private retreat where you can unwind in peace. The additional en-suite to another main bedroom and well-appointed family bathrooms ensure convenience and comfort for all occupants.

The large rear garden is a true outdoor sanctuary - beautifully landscaped and ideal for summer barbecues, children's play, or simply enjoying the peaceful surroundings. Designed with family life at its core, every aspect of this home reflects thoughtful craftsmanship, blending functional layout with elegant decor. From the spacious family areas to the private retreats of the bedrooms, every element has been tailored for comfort, convenience, and enjoyment.

Located in Boldmere / Sutton Coldfield, you'll benefit from excellent local amenities, reputable schools, and easy access to transport links, making it an ideal place for families to flourish. Whether you're looking for a stylish yet practical family home or a tranquil retreat within a vibrant community, this property truly ticks all the boxes.

Don't miss your chance to make this remarkable house your new family haven. Schedule a viewing today and experience firsthand the exceptional quality and thoughtful design that set this home apart!

HALLWAY Radiator, under stairs cupboard and pop out storage, wood effect flooring.

DINING ROOM 10' 9" x 14' 5" (3.28m x 4.39m) Bay window to front, double doors from hallway, radiator and log burner.

SECOND HALL Door into garage and door into:-

LOUNGE 10' 5" x 14' 8" (3.18m x 4.47m) Bay window to rear and door to rear.

KITCHEN / DINING AREA 15' 11" x 13' 1" (4.85m x 3.99m) Two large windows and double doors to patio, two range master ovens, five ring gas hob and built-in extractor.

DOWNSTAIRS BATHROOM 6' 2" x 7' 1" (1.88m x 2.16m) White suite, shower cubicle, towel rail, towel rail, door into room which houses washer and dryer.

REAR GARDEN Having patio, steps down to lawn and shed at rear.

FIRST FLOOR LANDING Carpeted.

MASTER BEDROOM 11' 1" x 15' 6" (3.38m x 4.72m) Window to rear, two built-in wardrobes and radiator.

EN SUITE 5' 8" x 6' 9" (1.73m x 2.06m) White suite, rainfall shower, towel rail and stylish sink.

BATHROOM 6' 8" x 8' 1" (2.03m x 2.46m) White suite, rainfall shower, towel rail, and a natural light section coming from ceiling light linking to roof.

BEDROOM TWO 10' 11" x 12' 10" (3.33m x 3.91m) Built-in wardrobe and radiator.

BEDROOM THREE 11' 0" x 12' 8" (3.35m x 3.86m) Built-in wardrobe, radiator.

BEDROOM FOUR 17' 5" x 9' 11" (5.31m x 3.02m) Two windows and two radiators.

GARAGE 10' 2" x 18' 5" (3.1m x 5.61m) Door to front.
(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

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 - Good outdoor, variable in-home
O2 and Vodafone - Good outdoor and in-home
Three - Good outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.7 Mbps.
Broadband Type = Superfast Highest available download speed 56 Mbps. Highest available upload speed 16 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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.

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