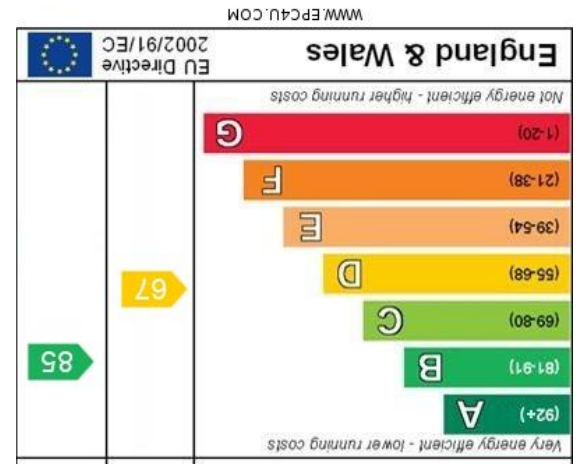


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Walmley | 0121 313 1991



- A WELL PRESENTED MODERN STYLE THREE BEDROOM DETACHED HOUSE
- SPACIOUS LOUNGE
- SUPERB OPEN PLAN FITTED KITCHEN/DINER WITH UTILITY OFF
- SUPERB CONSERVATORY
- THREE GOOD SIZED BEDROOMS - MASTER ENSUITE
- GARAGE AND DRIVEWAY



29 Sentry Way, Sutton Coldfield, B75 7HZ

Offers In Excess of
 £375,000



Property Description

SOUGHT AFTER RESIDENTIAL LOCATION - This well presented modern style three bedroom detached family home occupies this popular residential location, being within easy access of amenities including local schools and shops with public transport on hand and transport links providing easy access to Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises:- welcoming reception hallway, guest cloakroom, spacious family lounge, open plan kitchen/diner, utility room, superb conservatory, landing, three bedrooms - master with en-suite and a well appointed family bathroom. Outside to the front the property is set back behind a driveway providing off road parking for two vehicles with access to the garage and to the rear there is a pleasant private secluded rear garden. Early internal viewing of this property is highly recommended and in more detail the accommodation comprises:

Outside to the front the property is set back well back from the road behind a neat lawned fore garden with shrubs and trees, driveway gives access to the garage and pathway with gated access to the rear and external lighting.

RECEPTION HALLWAY Being approached by a composite double glazed reception door, with radiator, wood flooring and doors leading off to guest cloakroom and family lounge.

GUEST CLOAKROOM Having a suite comprising wash hand basin with tiled splash back surrounds, low flush WC, wood flooring, radiator and extractor.

LOUNGE 17' 2" x 13' 4" (5.23m x 4.06m) Focal point to room is a feature fire place with surround and hearth fitted with electric fire, coving to ceiling, wood flooring, double glazed window to front, two radiators, spindle turning staircase leading off to first floor accommodation and door leading off to open plan kitchen/diner.

OPEN PLAN KITCHEN/DINING ROOM Dining Area: 8' 7" x 8' 0" Having wood flooring, radiator, space for dining table and chairs, double glazed sliding patio door through to conservatory and opening through to kitchen.

Kitchen Area: 8' 2" x 8' 0" Having a matching range of wall and base units, with work top surfaces over, incorporating acrylic sink unit, hose style retractable mixer tap, side drainer, complementary tiled splash back surrounds, fitted gas hob, extractor set in canopy above, built in electric cooker beneath, space and plumbing for dish washer, radiator, tiled floor, down lighting, double glazed window to rear and opening through to utility.

UTILITY ROOM 5' 9" x 4' 11" (1.75m x 1.5m) Having a range of wall and base units with work top surfaces over, with space beneath for appliance, wall mounted gas central heating boiler, radiator, tiled floor, opaque double glazed door giving access out to rear garden and pedestrian access door leading through to garage.

LANDING Approached via spindle turning staircase with access to loft.

CONSERVATORY 12' 4" x 7' 11" (3.76m x 2.41m) Being of part brick construction with double glazed windows to side and rear elevation, radiator and double glazed French doors to the rear garden.

MASTER BEDROOM 11' 10" x 9' 9" (3.61m x 2.97m) Having built in double wardrobes, radiator, double glazed window to front, airing cupboard housing hot water cylinder, shelving and door leading through to en suite.

EN SUITE SHOWER ROOM Having suite comprising pedestal wash hand basin, tiled splash back surrounds, low flush WC, enclosed double shower cubicle with mains rain water shower over, shower attachment, radiator and opaque double glazed window to front elevation.

BEDROOM TWO 11' 2" x 7' 11" (3.4m x 2.41m) Having double glazed window to rear radiator.

BEDROOM THREE 10' 11" x 7' 8" (3.33m x 2.34m) Having double glazed window to rear, radiator.

FAMILY BATHROOM Having a suite comprising pedestal wash hand basin, low flush WC, panelled bath with telephone style mixer tap and shower attachment, part tiling to walls, radiator and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a pleasant well maintained, enclosed garden with paved patio and pathway with gated access to front, neat lawn, low maintenance shingle borders, fencing to perimeter, external lighting, cold water tap, pathway with gated access to front.



GARAGE 17' 10" x 8' 1" (5.44m x 2.46m) With up and over door to front, light and power and pedestrian access door leading through to utility room. (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 City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice likely a availability for O2 limited availability for EE, Three & Vodafone and data limited availability for EE, Three, O2 & Vodafone

Broadband coverage -

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 52 Mbps. Highest available upload speed 9 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- 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. 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

