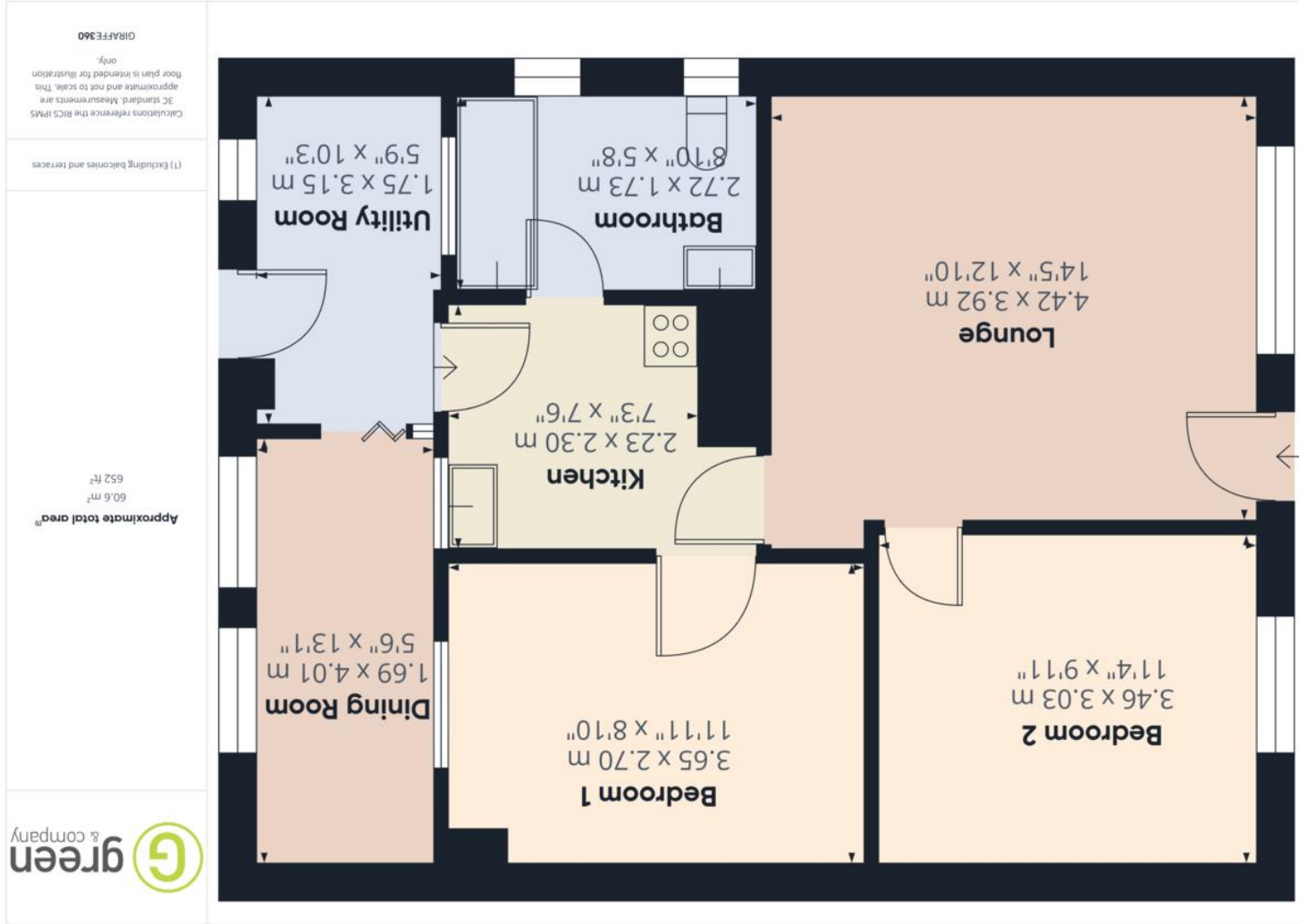


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- LOUNGE
- KITCHEN
- UTILITY
- DINING ROOM

Yew Tree Bungalow, Sheffield Road, Sutton Coldfield, B73 5HD

£240,000



Property Description

This charming single-story bungalow offers a private and comfortable living space, situated along a peaceful pathway. It features two well-appointed bedrooms, a spacious garden ideal for outdoor activities and relaxation, a kitchen, a utility room, a bathroom, and generous lounge and dining area. Perfectly designed for both everyday living and entertaining, this property combines convenience with tranquility in a desirable location.

With front door into:-

INTER UTILITY With double glazed window, wood effect vinyl flooring, boiler, space for fridge, space and plumbing for washing machine, radiator and opening to:-

DINING ROOM 5' 6" x 13' 1" (1.68m x 3.99m) With double glazed windows to front, window to bedroom, window to kitchen, wood effect vinyl flooring, and radiator.

KITCHEN 7' 3" x 7' 6" (2.21m x 2.29m) Having tiled flooring, a range of wall and base units with work surfaces over, tiled splash backs, stainless steel sink drainer unit with mixer tap, radiator, space for fridge, space for cooker and doors to bathroom, lounge and bedroom.

BATHROOM Having a white suite comprising; panel bath with electric shower over, pedestal wash hand basin, low level WC, tiled flooring, half tiled walls and double glazed windows to side.

LOUNGE 14' 5" x 12' 10" (4.39m x 3.91m) Having double glazed window to rear, door to rear porch, radiator, carpeted flooring and door to bedroom.

BEDROOM ONE 11' 11" x 8' 10" (3.63m x 2.69m) Having window to dining room, radiator and carpeted flooring.

BEDROOM TWO 11' 4" x 9' 11" (3.45m x 3.02m) Having double glazed window to rear, carpeted flooring and radiator.

REAR PORCH Accessed from the lounge and with door to rear garden.

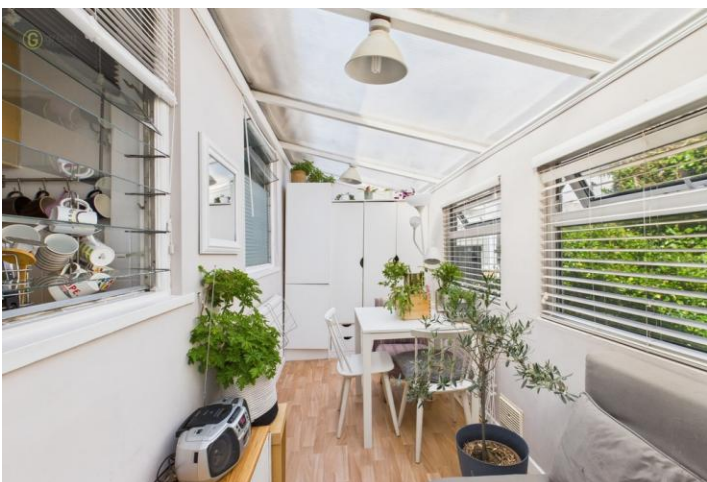
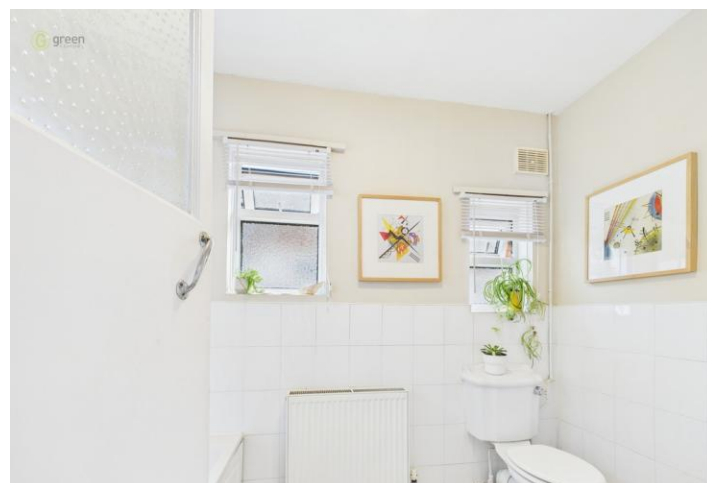
REAR GARDEN Having patio area with lawn adjoining, a variety of mature shrubs and trees and hedged boundaries.

Council Tax Band B 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:

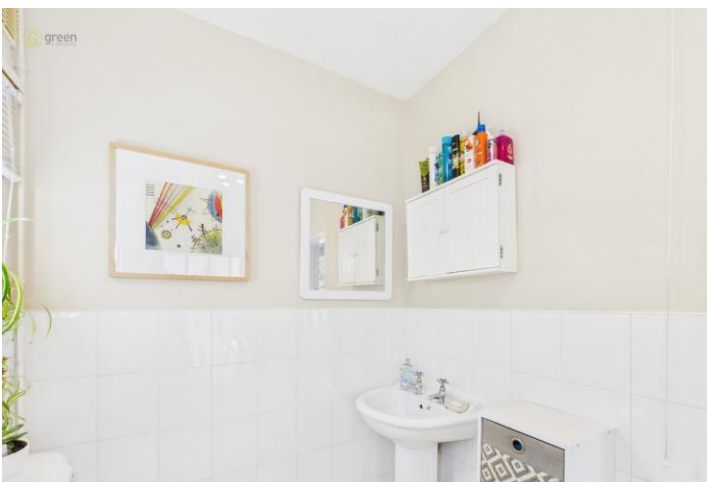
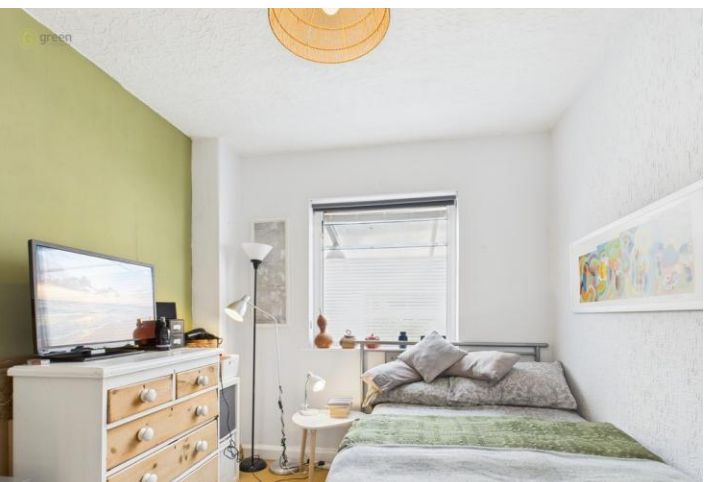
EE, Three - Good outdoor and in home
O2, Vodafone - Good outdoor and variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 10Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 67Mbps. Highest available upload speed 20Mbps.

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

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