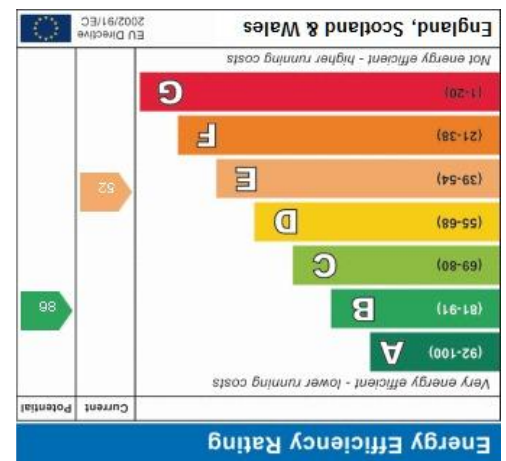


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing of 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



- WELL MAINTAINED SEMI DETACHED HOME
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS THROUGH LOUNGE DINING ROOM
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- GARAGE & DRIVEWAY

Carters Close, Walmley , Sutton Coldfield, B76 2TE

£340,000



Property Description

Set in a fantastic location for school catchments, this well maintained three bedroom semi detached house is conveniently situated for local amenities including excellent local schools and shops with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The property which is tastefully decorated and well maintained throughout briefly comprises reception hallway, lounge, dining room, modern fitted kitchen, landing, three bedrooms and reapointed family bathroom. Outside the property is set well back from the road behind fore garden providing ample off road parking with access to the garage and to the rear there is a well maintained good sized enclosed rear garden. Internal viewing of this property is recommended and in more detail the accommodation comprises:

ENTRANCE HALL Having double glazed door to front, double glazed window to front, double radiator, under stairs storage cupboard, laminate floor, stairs to first floor landing, ceiling light point, coving and doors to:

LOUNGE 12' 9" x 10' 6" (3.89m x 3.2m) Having double glazed window to front, cast iron multi fuel burner, single radiator, ceiling light point, coving and archway to dining room.

DINING ROOM 10' 10" x 9' 2" (3.3m x 2.79m) Having double glazed French doors to garden, built-in illuminated bookcases, double radiator, ceiling light point, coving and door to kitchen.

KITCHEN 10' 10" x 7' 5" (3.3m x 2.26m) Fitted with a matching range of floor base storage units, open shelving and glass fronted cabinet, double glazed window to side, double glazed door to rear, stainless steel sink, roll top work surfaces, tiled splash backs, tiled floor, electric oven and gas hob with cooker hood over, plumbing for washing machine and dishwasher, ceiling light point and coving.

FIRST FLOOR LANDING Having double glazed window to side, loft access, ceiling light point and doors to:

BEDROOM ONE 13' x 9' 6" (3.96m x 2.9m) Having double glazed window to front, built-in wardrobe, single radiator, ceiling light point and coving.

BEDROOM TWO 10' 6" x 9' 1" (3.2m x 2.77m) Having double glazed window to rear, built-in double wardrobe, single radiator, ceiling light point and coving.



BEDROOM THREE 9' 6" max x 7' (2.9m x 2.13m) Having double glazed window to front, single radiator, built-in cupboard with shelving, ceiling light point and coving.

MODERN BATHROOM Having double glazed window to rear, modern panelled bath with shower over, combined WC and sink unit, part marble tiling to walls and floor, spot lights, extractor fan and large radiator.

OUTSIDE

REAR GARDEN There is a paved patio leading to lawn, well stocked and maintained borders with shrubs, plants and trees and fence surrounding.

FRONT There is ample tandem off road parking leading to garage and an attractive well stocked planted area.

GARAGE 16' 8" x 9' (5.08m x 2.74m) With double opening doors, housing gas central heating boiler and smart heating, door to rear garden, power and lights.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Birmingham City Council

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.

