

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



LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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

England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92-100)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	86

Walmley | 0121 313 1991



- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR CUL DE SAC LOCATION
- SPACIOUS THROUGH LOUNGE
- CONSERVATORY
- FITTED KITCHEN
- THREE DOUBLE BEDROOMS



Wye Close, Walmley, Sutton Coldfield, B76 1YU

£280,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

POPULAR CUL DE SAC LOCATION - This three bedroom semi detached house occupies this popular cul de sac location close to amenities including local schools and shops within Minworth and Walmley with public transport on hand and transport links providing easy access out to Birmingham City Centre, Sutton Coldfield Town Centre and motorway connections. The accommodation in brief comprises entrance hallway, spacious through lounge dining room, fitted kitchen, landing, three double bedrooms, family bathroom and outside the property is set back from the road behind a driveway giving access to the garage and to the rear there is a low maintenance enclosed rear garden. Early viewing of this property is recommended and in more detail the accommodation comprises:

OUTSIDE To the front the property is set back behind a lawned fore garden, driveway giving access to the garage and useful brick built garden store.

ENTRANCE PORCH Being approached via glazed reception door.

LOUNGE 21' 1" x 10' 4" max and 8' 6" min (6.43m x 3.15m and 2.59m) Having double glazed window to front, two radiators, wall mounted electric gas fire, double glazed sliding patio door through to conservatory and door through to inner hallway.

CONSERVATORY 12' 3" x 9' 8" (3.73m x 2.95m) Being part brick construction with tiled floor, double glazed windows to side and rear elevations and double glazed French doors giving access to rear garden.

FITTED KITCHEN 10' 4" x 7' 11" (3.15m x 2.41m) Having fitted gas hob with extractor hood over, built-in double oven, inset sink unit with mixer tap and tiled splash back surrounds, wall mounted gas central heating boiler, tiled floor, radiator, double glazed window to rear and double glazed door giving access to rear garden.

LANDING Approached via turning staircase with access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 10' 1" x 10' 11" (3.07m x 3.33m) Having built-in wardrobe with mirror sliding doors, radiator and double glazed window to rear.

BEDROOM TWO 9' 11" max and 7' 5" min x 9' (3.02m and 2.26m x 2.74m) With double glazed window to front and radiator.

BEDROOM THREE 9' 10" x 7' (3m x 2.13m) With double glazed window to front and radiator.



FAMILY BATHROOM Having a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush WC, part tiling to walls, radiator, built-in linen storage cupboard and opaque double glazed window to rear elevation.

GARAGE 17' 7" x 8' 7" (5.36m x 2.62m) With up and over door to front, light and power, plumbing for washing machine and door through to inner hallway.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear there is a private enclosed low maintenance rear garden with paved patio, steps up to shingle garden and decked seating area beyond, pathway with gated access to front and fencing to perimeter.

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.

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