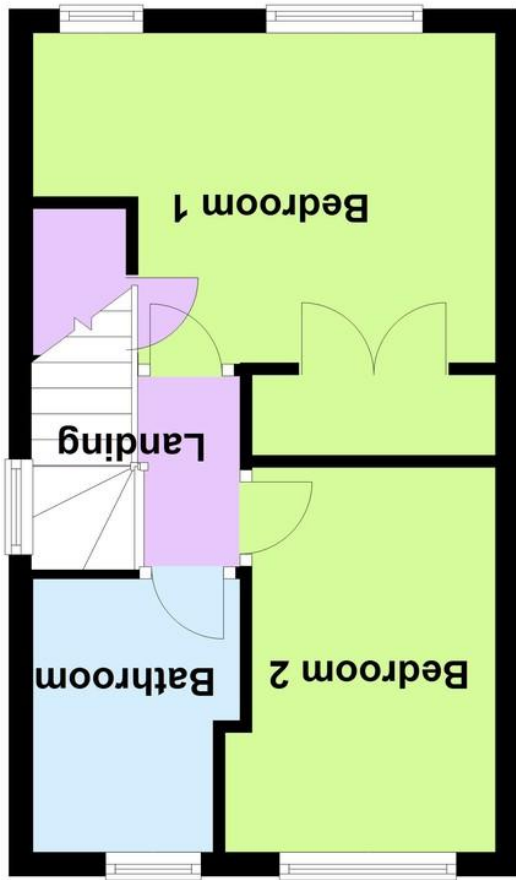
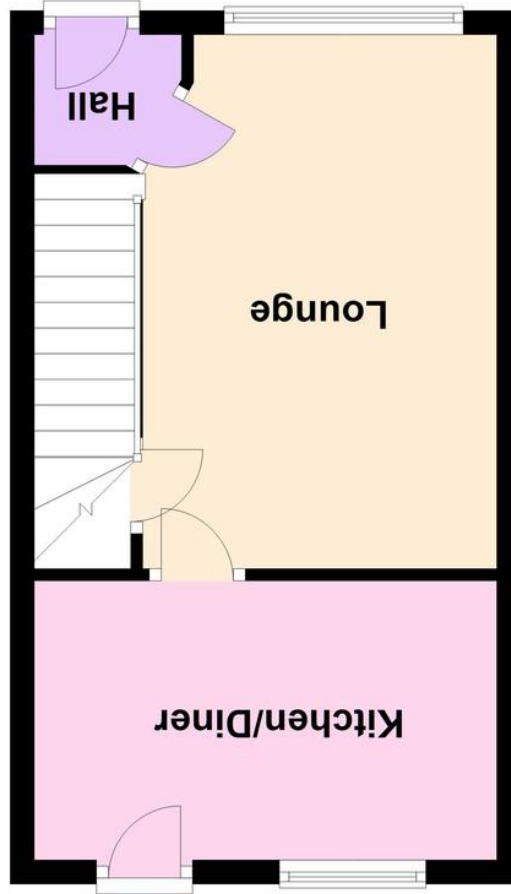


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor



Ground Floor

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



- WELL PRESENTED SEMI DETACHED HOUSE
- POPULAR CUL DE SAC LOCATION
- SPACIOUS LOUNGE
- KITCHEN DINER
- TWO BEDROOMS
- FAMILY BATHROOM

Cornfield Croft, Sutton Coldfield, B76 1SN | Asking price of £275,000

## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDORS APPROVAL \*\*

This well presented two bedroom semi detached house occupies this pleasant cul de sac location and is conveniently situated for amenities including 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 accommodation in brief comprises reception hallway, attractive lounge, kitchen diner, landing, two bedrooms and bathroom. Outside the property is set back from the road behind a multi vehicle driveway giving access to good sized garage and to the rear there is a low maintenance private rear garden. Early internal viewing of this property is recommended which is available with no upward chain. In more detail the accommodation comprises:

The property occupies a most pleasant cul de sac position set back behind a multi vehicle driveway giving access to the garage, fore garden with shrubs and trees and pathway with gated access to side store.

**RECEPTION HALLWAY** Being approached via leaded double glazed entrance door with stairs off to first floor accommodation, radiator and door through to lounge.

**LOUNGE** 14' 9" x 9' 9" max and 8' 7" min (4.5m x 2.97m and 2.65m) The focal point of the room is a feature fire place with surround and hearth, double glazed window to front, radiator, useful built-in under stairs storage cupboard and door through to kitchen diner.

**KITCHEN DINER** 12' 9" x 7' 8" (3.89m x 2.34m) Having a matching range of wall and base units with worktop surfaces over incorporating inset sink unit with mixer tap and tiled splash back surrounds, space and plumbing for washing machine, space for fridge freezer, fitted gas hob with extractor set in canopy above, built-in electric cooker beneath, space for garden table and chairs, radiator, wall mounted gas central heating boiler, double glazed window to rear and double glazed door giving access to garden.

**LANDING** Approached via turning staircase passing opaque double glazed window to side, access to loft and doors off to bedrooms and bathroom.

**BEDROOM ONE** 12' 9" max and 10' 9" min x 9' 8" max (3.89m and 3.32m x 2.95m) Having double glazed windows to front, built-in double wardrobe, airing cupboard housing hot water cylinder and radiator.

**BEDROOM TWO** 10' 10" max x 7' 10" max and 6' 10" min (3.3m x 2.39m and 1.85m) With double glazed window to rear and radiator.

**FAMILY BATHROOM** Having a suite comprising panelled bath with mains fed shower over and fitted shower screen, pedestal wash hand basin, low flush WC, part tiling to walls, radiator, extractor and opaque double glazed window to rear elevation.

**GARAGE** 19' x 10' 3" (5.79m x 3.12m) Having remote control electric door to front, light and power and pedestrian access door to rear. (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 low maintenance rear garden, being block paved with 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.

