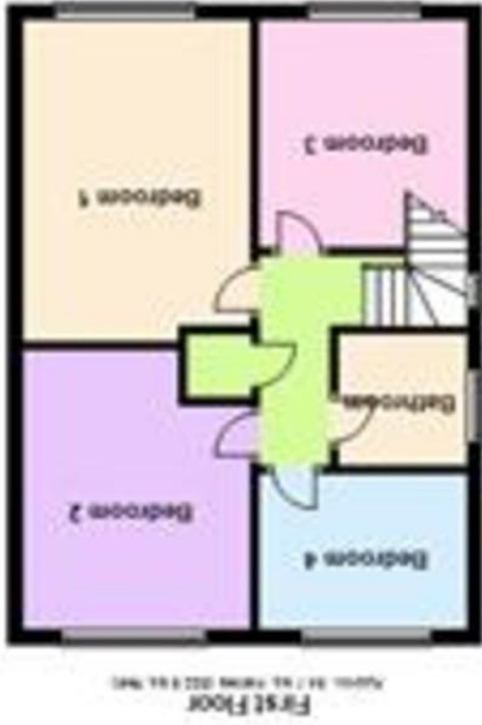


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area approx: 131.5 sq meters (1413.7 sq ft)



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.

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Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed Date



- AN EXTENDED FOUR BEDROOMED DETACHED FAMILY HOME
- OCCUPYING A LARGE CORNER PLOT
- OFFERING SCOPE AND POTENTIAL

25 Walsh Drive, Walmley, Sutton Coldfield, B76 2NU

£380,000

Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

This four bedroomed detached family home is situated in a very popular residential location, close to amenities including an excellent range of local schools and shops with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Council and motorway connections. The accommodation in brief comprises reception hallway, guest cloakroom, through lounge/dining room, extended sitting room, fitted kitchen, extended utility room, landing, four good sized bedrooms, family bathroom. Outside to the front the property is set well back from the road behind a large lawned fore garden with two driveways, one providing access through to the double garage, to the rear is a pleasant, seduced, good garden. INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED WHICH IS OFFERED WITH NO UPWARD CHAIN.

Outside to the front the property is set on a large corner plot approached by drive with shrubs and trees, driveway providing ample off road parking, and further driveway giving access to double garage.

CANOPY PORCH Having an outside light.

RECEPTION HALLWAY Approached by a reception door with opaque double glazed windows to front and side elevation, radiator, stairs off to first floor accommodation, under stairs storage cupboard and doors off to lounge, kitchen, guest cloakroom.

GUEST CLOAKROOM Having a suite comprising a low flush WC, wash hand basin with tiled splash back surround, radiator and opaque double glazed window to side.

THROUGH LOUNGE/DINING ROOM Lounge Area: 14' 09" x 12' 11" (4.5m x 3.94m) Having double glazed window to front, coving to ceiling, radiator, fire place with surround and hearth and opening through to dining area.
Dining Area: 12' 02" x 11' 00" (3.71m x 3.35m) Having opaque double glazed window to side, coving to ceiling, radiator, door through to kitchen and glazed double doors leading through to sitting room.

REAR SITTING ROOM 13' 02" max 11' 02" min x 12' 10" (4.01m x 3.91m) Having fire place with surround and hearth, coving to ceiling, radiator and double-glazed window to rear elevation.

KITCHEN 11' 10" x 9' 00" (3.61m x 2.74m) Having a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and tiled splash back surrounds, fitted hob with extractor hood above, built in grill and oven, space and plumbing for washing machine, double glazed window to side and glazed door through to utility.

UTILITY/MULTIFUNCTIONAL ROOM/FURTHER RECEPTION ROOM 12' 11" max 7' 11" min x 8' 05" max 6' 09" min (3.94m x 2.57m) Having built in storage cupboard, radiator, coving to ceiling, double glazed window to side and opaque double glazed door giving access out to rear garden.

LANDING Approached by a turning stair case passing double glazed window to side, airing cupboard housing hot water cylinder, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 14' 11" max 13' 04" min x 10' 07" (4.55m x 3.23m) With double glazed window to front, radiator.

BEDROOM TWO 13' 00" x 10' 06" max 8' 04" min (3.96m x 3.2m) With double glazed window to rear, radiator.

BEDROOM THREE 10' 07" max 3' 05" min x 9' 04" max (3.23m x 2.84m) Having built in over stairs storage cupboard, radiator and double glazed window to front.

BEDROOM FOUR 9' 04" x 7' 02" (2.84m x 2.18m) With double glazed window to rear, radiator.

FAMILY BATHROOM Having a suite comprising of a panelled bath with mains fed shower over, pedestal wash hand basin, low flush WC, full tiling to walls, radiator, opaque double glazed window to side elevation.

OUTSIDE To the rear there is a private enclosed rear garden with pathway and neat lawned garden with walls and fencing to perimeter with a variety of shrubs and hedgerow, pedestrian access door to garage.

DOUBLE GARAGE 17' 00" x 15' 07" (5.18m x 4.75m) With double up and opening doors to front, light and double glazed window to side, double glazed pedestrian door leading through to rear garden.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.
Mobile coverage - voice and data available for EE, Three, O2 & Vodafone.

Broadband coverage -
Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 47 Mbps. Highest available upload speed 12 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50Mbps.
Networks in your area -

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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