

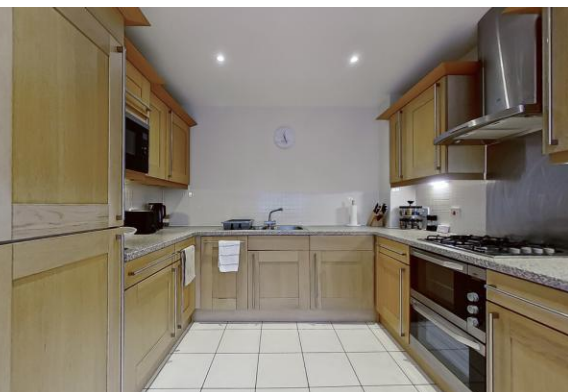
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.

| England & Wales | |
|---|-----------|
| EU Directive 2002/91/EC | |
| www.epc4u.com | |
| Very energy efficient - lower running costs | A (92+) |
| | 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 | 73 |
| Potential | 84 |

Walmley | 0121 313 1991



- THREE STOREY 4 BEDROOM SEMI DETACHED HOME
- GARAGE IN SEPARATE BLOCK
- NO UPWARD CHAIN
- GUEST CLOAKROOM
- CONSERVATORY
- BATHROOM & EN-SUITE

19 The Fairways, Walmley, Sutton Coldfield, B76 1FZ

Offers In Excess of
 £365,000

Property Description

Set in a private drive way just off Eachelhurst Road, fronting onto Pype Hayes Golf Course, this three storey - four bedroom semi detached property offers no upward chain and must be viewed in order to be appreciated. In brief the property comprises: entrance hall, guest cloakroom, fitted kitchen / diner, lounge, conservatory, on the first floor - three bedrooms and family bathroom, on the top floor - master bedroom with en-suite bathroom, gardens to front and rear and separate garage in a block of four accessed from the rear. In more detail the accommodation comprises:

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

GUEST CLOAKROOM Having low level WC, pedestal wash hand basin with tiled splash backs and tiled floor, single radiator, extractor fan and ceiling light point.

KITCHEN/DINER 15' 4" x 9' 7" (4.67m x 2.92m) Fitted with a matching range of wall and floor base storage units, double glazed bow window to front, one and a half bowl stainless steel sink with roll top work surfaces, tiled splash backs, tiled floor, electric oven, gas hob with cooker hood over, integral dishwasher & washing machine, integral fridge, freezer and microwave, double radiator, down lighting and coving.

LOUNGE 16' 4" x 11' 2" (4.98m x 3.4m) Having double glazed window to rear, double glazed French doors to conservatory, electric fire set in full stone fire place, double radiator, two ceiling light points, coving, laminate floor and door to:

CONSERVATORY 9' 1" x 8' 3" (2.77m x 2.51m) Being UPVC and brick construction with double glazed windows to rear and side, double glazed French doors to patio and laminate floor.

FIRST FLOOR LANDING Having double glazed window to front, radiator, ceiling light point, coving, stairs to second floor landing and doors to:

BEDROOM TWO 9' 7" x 8' 10" (2.92m x 2.69m) Having double glazed window to front, built-in double wardrobe, single radiator, wood flooring and ceiling light point.

BEDROOM THREE 11' 2" x 8' 10" (3.4m x 2.69m) Having double glazed window to rear, single radiator, wood flooring and ceiling light point.

BEDROOM FOUR 11' 2" x 7' 1" (3.4m x 2.16m) Having double glazed window to rear, single radiator, wood flooring and ceiling light point.

FIRST FLOOR BATH ROOM Having double glazed window to side, panelled bath with shower over, pedestal wash hand basin, low level WC, extractor fan, shaver point, part tiling to walls, tiled floor, single radiator and down lighting.

SECOND FLOOR LANDING Having spacious storage cupboard housing boiler and high pressure system with further storage into eaves and door to master bedroom.

MASTER BEDROOM 13' into wardrobes x 12' (3.96m x 3.66m) Having double glazed window to front, built-in wardrobe, single radiator, wood flooring, ceiling light point and door to en-suite bathroom.

EN-SUITE BATH ROOM Having double glazed window to rear, panelled bath, separate shower cubicle, pedestal wash hand basin, low level WC, extractor fan, shaver point, part tiling to walls, tiled floor, heated chrome to wet rail and down lighting.

OUTSIDE To the rear there is a paved patio leading to lawn, well maintained borders with shrubs and plants and fence surrounding, rear access to a single garage in separate block.

SINGLE GARAGE (Unmeasured) Situated in separate block. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

To the front there is a small gravel frontage with wrought iron railings and shrubs.

Council Tax Band E - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE The Agent understands that the property is freehold however there is a service charge payable for the maintenance of the communal areas of £23.88 per calendar month. 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.

Council Tax Band E - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, O2 and Vodafone, limited for Three and data likely available for EE and Vodafone, limited for Three and O2.

Broadband coverage:-
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 49 Mbps. Highest available upload speed 10 Mbps.

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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

