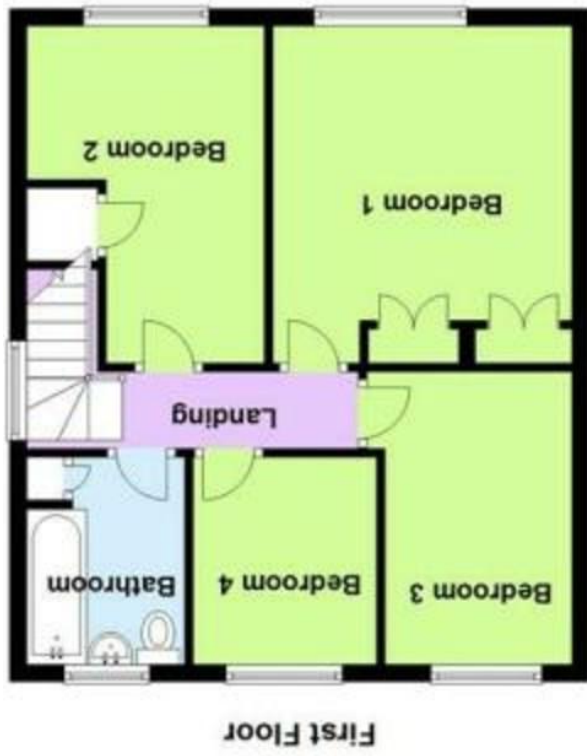


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.

WWW.EPC4U.COM

England & Wales		EU Directive 2002/91/EC
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)	
Potential	81	
Current	64	

Walmley | 0121 313 1991



- A WELL PRESENTED FOUR BEDROOM LINK DETACHED FAMILY HOME OCCUPYING A CORNER POSITION *
- ATTRACTIVE FAMILY LOUNGE
- SEPARATE DINING ROOM
- SUPERBLY EXTENDED KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS
- RE-APPOINTED FAMILY BATHROOM



Monkspath, Walmley, Sutton Coldfield, B76 2RX

£450,000



Property Description

SET IN THE HEART OF WALMLEY VILLAGE - This immaculately presented link detached family home set on a good sized corner plot and is conveniently situated for the shops and amenities within Walmley village with public transport links, nearby schools this property provides all the essentials for easy living right at your doorstep. Experience the joy of living in a home that caters to your comfort and style, in a location that caters to your practical needs. This property is not just a house, it's a lifestyle.

The property boasts 4 bedrooms, 1 bathroom, 2 reception rooms, and a kitchen, all tastefully designed and recently renovated. The bedrooms include two spacious double bedrooms and two cosy single rooms, all exuding a warm and inviting aura. The bathroom has been newly refurbished to a high standard, enhancing the overall appeal of the property.

The recently refurbished extended kitchen/breakfast room is a delightful open-plan space, complete with modern appliances that is perfect for family meals or entertaining guests. The two reception rooms offer ample space for relaxation and socializing. The first reception room accentuates charm with a beautiful fireplace, while the second room offers a separate space with access out to the rear garden.

Outside the property is situated on a generous corner position offering scope and potential to extend and is set back behind a lawned fore garden and driveway providing access to the carport and driveway and to the rear is a well maintained good sized rear garden. There is also gated side access to a hard standing suitable for an additional vehicle/caravan.

Early internal viewing of this superb property is highly recommended.

Outside to the front the property occupies a large corner plot with a neat lawned fore garden which extends round to the side of the property, with shrubs, block paved driveway which provides ample off road parking with access to the car port and garage.

WELCOMING RECEPTION HALLWAY Approached by a composite double glazed entrance door with matching side screen, with wood flooring, spindle staircase off to first floor accommodation, radiator and doors to lounge, kitchen/breakfast room and guest cloakroom.

GUEST CLOAKROOM Having a white suite with vanity wash hand basin, with mixer tap and cupboards below, part tiling to walls, low flush WC, wood flooring, radiator, opaque double glazed window to front elevation.

LOUNGE 13' 09" max x 11' 09" min x 13' 07" (4.19m x 4.14m) Focal point to room is a fireplace with surround and hearth, with fitted electric fire, wood flooring, coving to ceiling, radiator and double glazed bay window to front, with further double glazed window to side and glazed inter-communicating doors leading through to dining room.

DINING ROOM 11' 01" x 10' 03" (3.38m x 3.12m) Having wood flooring, double glazed French doors with matching side screens giving access out to rear garden, radiator and door through to kitchen/breakfast room.

EXTENDED KITCHEN/BREAKFAST ROOM 19' 10" max x 9' 10" (6.05m x 3m) Having been refitted with a comprehensive matching range of high gloss wall and base units with solid wood worktop surfaces over, incorporating inset sink unit with mixer tap and splash back surrounds, fitted gas hob with stainless steel splash back, extractor hood above, built in oven beneath, integrated fridge/freezer, space and plumbing for washing machine and further appliance, fitted breakfast bar, radiator, tiled floor, useful under stairs storage cupboard, double glazed windows to rear, skylight and double glazed door giving access out to rear garden.

LANDING Been approached by a turning staircase passing a double glazed window to side, coving to ceiling, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 02" x 11' 09" (4.01m x 3.58m) Having a range of built in wardrobes, radiator, double glazed window to front.

BEDROOM TWO 10' 11" x 8' 07" max 7' 06" min (3.33m x 2.62m) Having double glazed window to rear, radiator.

BEDROOM THREE 13' 02" x 9' 05" max 6' 03" min (4.01m x 2.87m) Having built in storage cupboard, radiator and double glazed window to front.

BEDROOM FOUR 7' 02" x 7' 10" (2.18m x 2.39m) Having radiator and double glazed window to rear.



FAMILY BATHROOM Been reappointed with a white suite with a panelled bath with mixer tap with mains fed shower over, pedestal wash hand basin, chrome mixer tap, low flush WC, full complementary tiling to walls and floor, cupboard housing gas central heating boiler, chrome ladder heated towel rail, opaque double glazed window to rear elevation.

GARAGE 16' 10" x 8' 05" (5.13m x 2.57m) With double opening doors to front, light and power and up and over door giving access 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 large, enclosed garden with full width Italian porcelain paved patio, sleepers with steps leading to neat lawned garden, fencing to perimeter, variety of shrubs and trees and gated access to front.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely a availability for EE, O2 & Vodafone limited availability for Three and data likely availability for O2 & Vodafone limited availability for EE & Three.

Broadband coverage -
Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Virgin Media & 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 **WANT TO SELL YOUR OWN PROPERTY?**

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