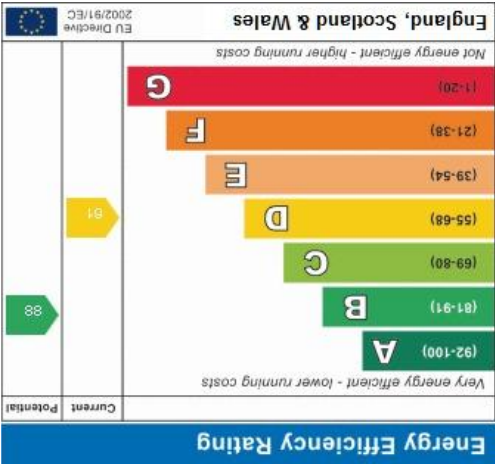


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Walmley | 0121 313 1991



- WELL PRESENTED SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- ATTRACTIVE THROUGH LOUNGE DINING ROOM
- SUPERB CONSERVATORY
- COMPREHENSIVELY REFITTED KITCHEN
- THREE BEDROOMS



Brailes Drive, Walmley, Sutton Coldfield, B76 2UW

£300,000



Property Description

Offered with no upward chain, this well presented three bedroom semi detached house occupies this sought after residential location, being within easy access of 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 attractive through lounge dining room, superb conservatory, comprehensively fitted kitchen, landing, three bedrooms and reappointed family bathroom. Outside to the front the property is set back behind a fore garden and driveway giving access to the garage to the rear and to the rear there is a pleasant secluded rear garden. Early viewing of this property is recommended which is available with no upward chain and in more detail the accommodation comprises:

OUTSIDE To the front the property occupies a pleasant position on the road set back behind a neat lawned fore garden, pathway and driveway giving access to the garage to the rear.

LOUNGE 16' 11" x 12' 8" (5.16m x 3.86m) Being approached via leaded double glazed entrance door with matching side screens, fire place with surround and hearth, leaded double glazed bow window to front, laminate flooring, radiator, wall light point, stairs off to first floor accommodation with useful under stairs storage, glazed door through to kitchen and opening through to dining area.

DINING AREA 10' 11" max and 8' 1" min x 9' 6" (3.33m and 2.46m x 2.9m) Having laminate flooring, radiator, space for dining table and chairs, glazed door through to kitchen and double glazed sliding patio door giving access through to conservatory.

CONSERVATORY 12' 8" max x 8' 9" (3.86m x 2.67m) Being a part brick construction with double glazed windows to side and rear elevation, tiled floor and double glazed sliding patio door giving access to garden.

KITCHEN 10' 11" x 7' 1" (3.33m x 2.16m) Having been refitted with a modern range of wall and base units with worktop surfaces over incorporating inset Porcelain one and a half bowl sink unit with chrome hose style retractable mixer tap and complementary brick effect tiled splash back surrounds, fitted halogen hob with splash back and extractor hood over, built-in electric cooker beneath, space and plumbing for washing machine, space for fridge freezer, wall mounted Worcester Bosch gas central heating boiler, leaded double glazed window to side and leaded double glazed door with matching side screen giving access to rear garden.

FIRST FLOOR LANDING Being approached via spindled staircase passing leaded double glazed window to side with doors off to bedrooms and bathroom.

BEDROOM ONE 12' 11" into bay max x 9' 6" max (3.94m x 2.9m) Having a range of built-in wardrobes, radiator, laminate flooring and leaded double glazed window to front.

BEDROOM TWO 9' 2" x 9' 3" (2.79m x 2.82m) Having a range of built-in double wardrobes with shelving and hanging rail, laminate flooring, radiator and leaded double glazed window to rear.

BEDROOM THREE 9' 4" max and 6' 6" min x 6' 5" max (2.84m and 1.98m x 1.96m) Having built-in storage cupboard, laminate flooring, radiator and leaded double glazed window to front elevation.

FAMILY BATHROOM Being reappointed with a four piece white suite comprising pedestal wash hand basin with chrome water fall mixer tap, panelled bath with chrome waterfall mixer tap, low flush WC, full complementary tiling to walls, chrome ladder heated towel rail, fully tiled enclosed shower cubicle with mains fed shower over, down lighting, extractor and opaque leaded double glazed window to rear elevation.

OUTSIDE TO THE REAR
To the rear there is an attractive well maintained and well stocked private garden with patio areas, lawns, borders with shrubs and plants and detached garage. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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.