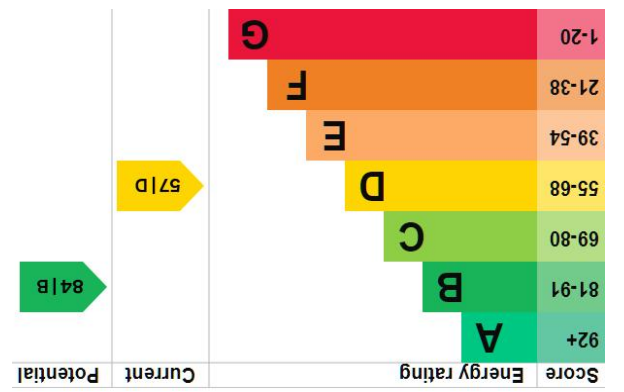


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Walmley | 0121 313 1991



- LOVELY RESIDENTIAL LOCATION
- GARAGE
- ENTRANCE HALL
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- PRIVATE REAR GARDEN

Lyneham Gardens, Minworth, Sutton Coldfield, B76 1XH

£255,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Occupying a lovely position this freehold property offers no upward chain, benefitting from double glazing and gas central heating, interiors enjoy entrance hall, living room, door through to kitchen and kitchen door opening onto the garden. To the first floor there are two excellent double bedrooms and family bathroom, outside to the front is a fore garden with lawn and off road parking for multiple vehicles with access to the garage and access to the rear of the property, rear garden having patio area, lawn and a mixture of planted shrubs. Viewing is essential to appreciate the property and location.

LOUNGE 16' x 9' 09" (4.88m x 2.97m) With double glazed window to front, radiator and electric fire with surround.

KITCHEN 13' 01" x 9' 0" (3.99m x 2.74m) With a range of wall and base units, sink with drainer, two double glazed windows to rear, single double glazed door to the rear opening onto the garden, integrated oven and hob with extractor fan over and space for appliances.

BEDROOM ONE 13' 01" x 12' 06"max (3.99m x 3.81m) With built in wardrobe, two double glazed windows to front and radiator.

BEDROOM TWO 11' 12"max x 8' 03" (3.66m x 2.51m) With double glazed window to rear and radiator.

BATHROOM With double glazed obscure window to rear, heated towel rail, vanity wash hand basin, panel bath with mixer tap and electric shower over with shower curtain, low level WC and fully tiled.

LANDING With double glazed window to side and access to loft.

GARAGE 17' 11" x 7' 09" (5.46m x 2.36m) With up and over door, double glazed door at the rear opening onto garden and also houses electric and plumbing for washing machine. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



OUTSIDE To the rear is a garden having patio area, lawn and a mixture of planted shrubs.

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.

