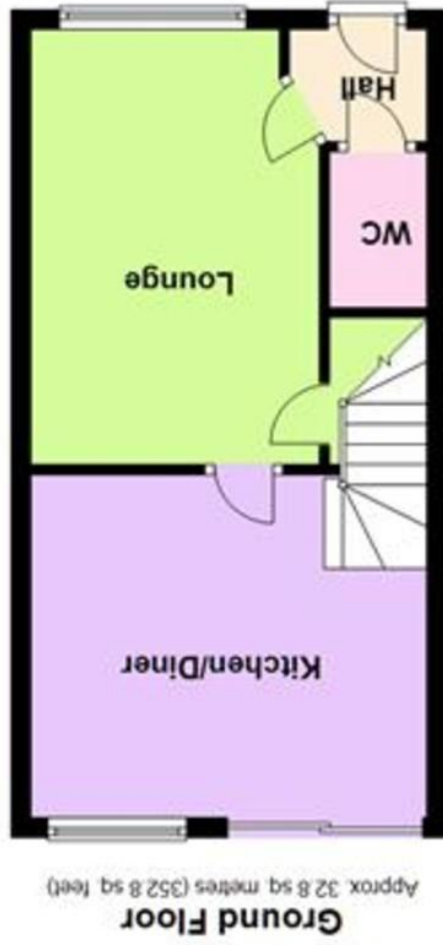
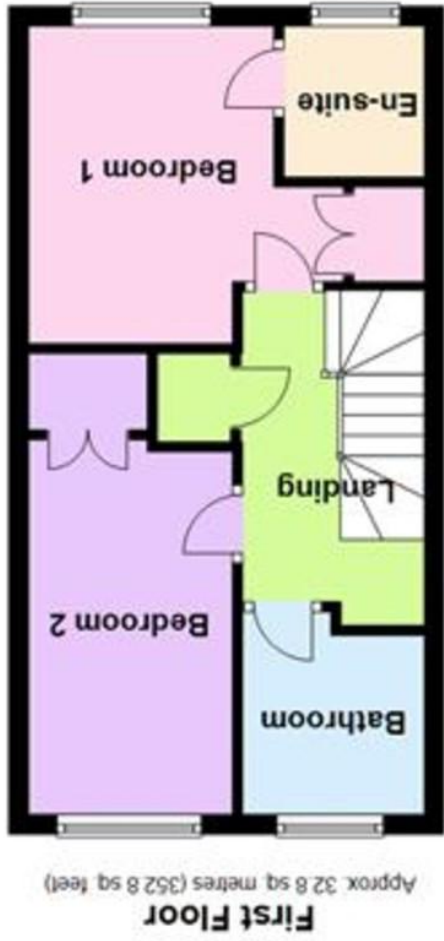


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 65.5 sq. metres (705.5 sq. feet)



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



- A WELL PRESENTED TWO BEDROOM END OF TERRACE
- RECEPTION HALLWAY WITH GUEST CLOAKROOM OFF
- FAMILY LOUNGE
- KITCHEN/DINER
- TWO BEDROOM MASTER WITH ENSUITE
- FAMILY BATHROOM

Water Mill Crescent, Walmley, Sutton Coldfield, B76 2QP

£275,000



Property Description

*****POPULAR RESIDENTIAL LOCATION***** This two bedroomed house built by Bovis Homes to there common design specification, occupies this sought after residential location on New Hall Manor close to amenities including the shops and facilities within both Walmley and Reddip, public transport on hand and within walking distance of New Hall Country Park. The accommodation in brief comprises; entrance hallway, guest cloakroom, family lounge, kitchen/diner, landing, two bedrooms, master ensuite, family bathroom, outside to the front the property is set back from the road behind a driveway and to the rear is a private and enclosed rear garden. Early viewing of this property is recommended and is available with no upward chain.

CANOPY PORCH With outside lights and entrance door into:

ENTRANCE HALLWAY Being approached via double glazed entrance door, with wood effect flooring, radiator and doors off to guest cloakroom and lounge.

GUEST CLOAKROOM Having a white suite comprising; pedestal wash hand basin, low flush WC, part tiling to walls, wood effect flooring, radiator and extractor.

LOUNGE 14' 8" x 10' 4" max 9' 10" min (4.47m x 3.15m max 3m min) Having fireplace with surround and hearth, two radiators, double glazed window to front and doors through to:-

KITCHEN/DINER 13' 4" x 8' 9" (4.06m x 2.67m) Having a matching range of wall and base units with worktop surfaces over incorporating inset sink unit with side drainers and mixer tap, fitted halogen hob with oven and separate grill beneath, space for fridge/freezer, space and plumbing for washing machine, space for dining table and chairs, radiator, staircase leading off to first floor accommodation, double glazed window to rear and double glazed sliding patio doors giving access out to rear garden.

LANDING Approached spindled turning staircase with access to loft, cupboard housing gas central heating boiler and shelving and doors off to bedrooms and bathroom.

BEDROOM ONE 10' 8" x 11' 1" max 8' min (3.25m x 3.38m max 2.44m min) Having built in double wardrobe with shelving and hanging rail, radiator and double glazed window to front and door through to:-

ENSUITE SHOWER ROOM Having a white suite comprising pedestal wash hand basin, low flush WC, full tiling to walls, fully tiled enclosed shower cubicle with mains fed shower over, radiator, extractor and opaque double glazed window to front.

BEDROOM TWO 10' 11" max x 10' 1" min 6' 11" (3.33m max 3.07m min x 2.11m) Having built in double wardrobes, radiator and double glazed window to rear.

BATHROOM Having a white suite comprising panel bath with mixer tap and shower over, pedestal wash hand basin, low flush WC, full complementary tiling to walls, extractor, radiator and opaque double glazed window to rear.

OUTSIDE To the front the property is set back behind a driveway and pathway with gated access to rear. To the rear is a pleasant enclosed private rear garden with full width paved patio, pathway with gated access to front, neat lawn with fencing to perimeter.

Council Tax Band C Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 11Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 57Mbps. Highest available upload speed 12Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

Networks in your area - Virgin Media, Openreach

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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