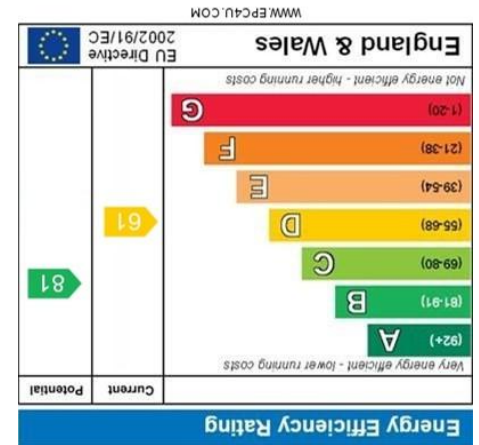


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing of 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



- AN EXTENDED TRADITIONAL STYLE SEMI DETACHED
- LOUNGE
- OPEN PLAN KITCHEN/DINER
- THREE BEDROOMS
- FAMILY BATHROOM
- GARAGE AND MULTI VEHICLE DRIVEWAY

Walmley Road, Walmley, Sutton Coldfield, B76 2QJ

Offers In Excess Of £400,000



## Property Description

**OUTSIDE** To the front the property occupies a pleasant position set back behind a service road on Walmley Road and is approached via a driveway providing ample off road parking for several vehicles with access to the garage.

**ENTRANCE PORCH** Being approached via leaded double glazed French doors with matching side screen with tiled floor.

**WELCOMING RECEPTION HALLWAY** Approached via leaded glazed reception door with matching side screen with staircase leading off to first floor accommodation with useful under stairs storage cupboards and further built-in cloaks storage cupboard and doors leading off to kitchen/diner and lounge.

**LOUNGE** 15' 4" into bay x 11' 11" (4.67m x 3.63m) Focal point of the room is a feature fireplace with marble surround and hearth fitted with a living flame gas fire, walk-in leaded double glazed bay window to front, radiator and glazed double doors leading through to:-

**OPEN PLAN KITCHEN DINER** 24' 9" x 12' 11" max 9' 6" min (7.54m x 3.94m) Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with mixer tap and tiled splash back surrounds, fitted gas hob with extractor hood over, built-in double oven, integrated fridge, space and plumbing for washing machine and further appliance, useful built-in under stairs storage cupboard, fitted breakfast bar, space for dining table and chairs, radiator, two double glazed windows to rear, double glazed French doors with matching side screens giving access to rear garden and glazed door leading through to:-

**UTILITY ROOM** 17' 4" max x 5' 6" max (5.28m x 1.68m) Having radiator, pedestrian access door to garage, door to side, double glazed door giving access to rear garden and opening through to ground floor cloakroom.

**GROUND FLOOR CLOAKROOM** Having a white suite comprising of pedestal wash hand basin, low flush wc, radiator and two glazed windows to side elevation.

**FIRST FLOOR LANDING** Approached via a turning staircase passing leaded glazed window to side, access to loft and doors off to bedrooms and bathroom.

**BEDROOM ONE** 15' 6" into bay x 12' max (4.72m x 3.66m) Built-in triple wardrobe, radiator and walk-in leaded effect double glazed bay window to front.



**BEDROOM TWO** 13' 1" x 11' 1" (3.99m x 3.38m) Having fitted vanity sink unit with mixer tap and cupboards below, radiator and leaded double glazed window to rear.

**BEDROOM THREE** 9' 1" max x 6' 11" max (2.77m x 2.11m) Having leaded double glazed window to front, radiator.

**BATHROOM** Having a four piece suite comprising vanity wash hand basin with mixer tap, cupboards below, coupled with low flush wc, double ended panelled bath with chrome mixer tap and shower attachment, fully tiled enclosed shower cubicle with electric shower over, fully complementary tiling to walls, radiator and leaded opaque double glazed window to rear elevation.

**OUTSIDE** To the rear is a good sized well maintained landscaped rear garden with full width paved patio with raised dwarf wall with wrought iron fencing, pathway leading to neat lawned garden area with fencing to perimeter, timber framed garden shed, external lighting, cold water tap.

**GARAGE** 13' 4" x 8' 3" (4.06m x 2.51m) With double metal opening doors to front, light and power, wall mounted gas central heating boiler and pedestrian access door to side utility.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**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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