

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.

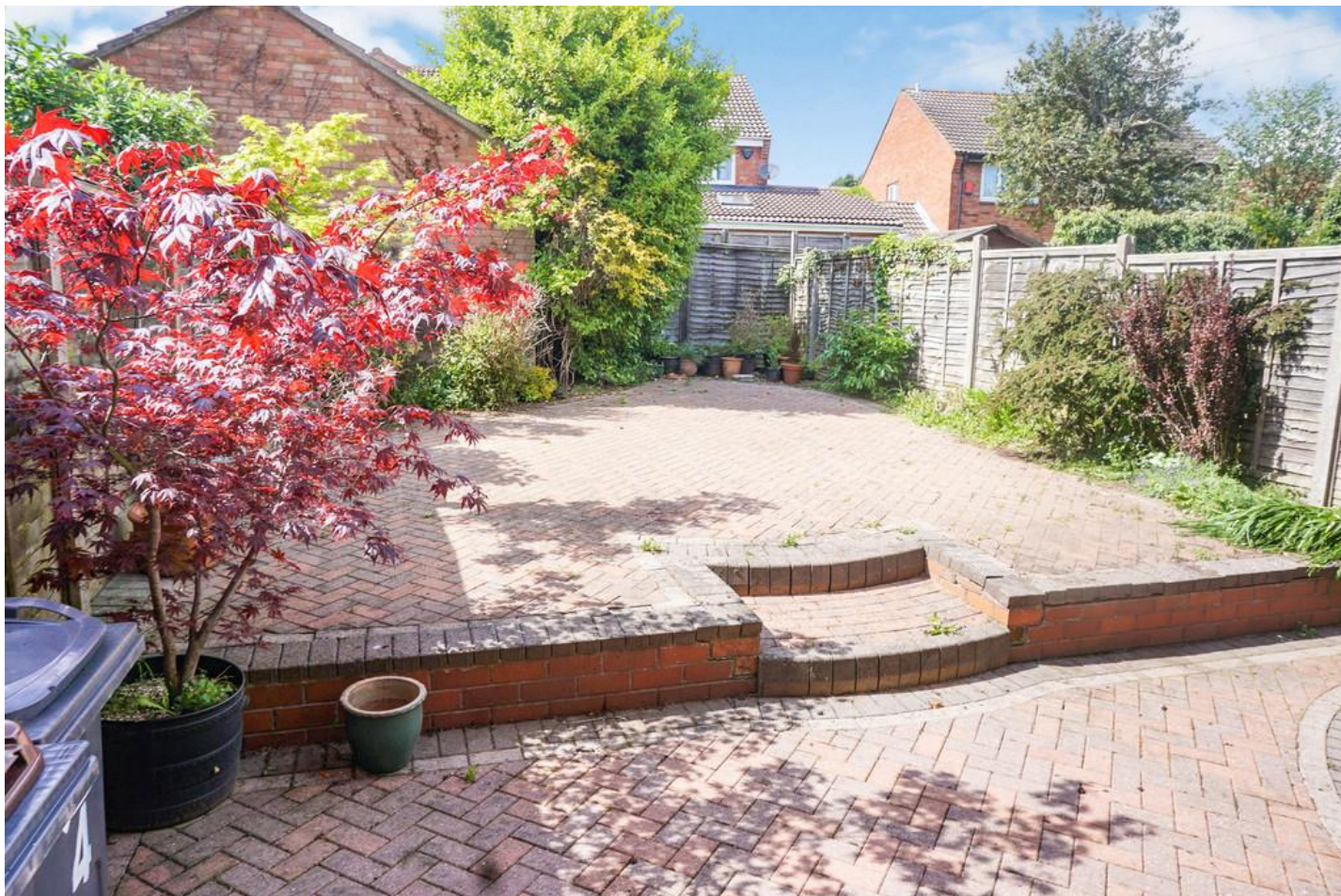
Walmley | 0121 313 1991



- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING & GARAGE
- PERFECT FOR FIRST TIME BUYERS
- CLOSE TO LOCAL SCHOOLS
- LOW MAINTENANCE GARDEN
- POPULAR LOCATION

4 Cutworth Close, Sutton Coldfield, B76 2TA

Offers in the Region of  
 £260,000



## Property Description

Green and Company are delighted to offer for sale this wonderful two bedroom semi-detached freehold property, located on an excellent residential development close to local amenities and schools, the interiors offer; porch leading into living room with stairs leading to first flooring landing door off into kitchen, two double bedrooms to the first floor and shower room. Outside there is off road parking for two vehicles and access to the garage and to the rear of the property is a low maintenance garden which is block paved throughout. Viewing is essential to appreciate what's on offer.

**PORCH** 3' 09" x 5' 03" (1.14m x 1.6m) With double glazed wooden framed window to the side and also housing alarm, door leading from porch into:-

**LIVING ROOM** 12' 11" x 17' 06" (3.94m x 5.33m) With gas fire, double glazed bay window to front, radiator and stairs to first floor landing. Door off living room into:-

**KITCHEN** 12' 11" x 8' 10" (3.94m x 2.69m) Having a range of wall and base units with work surfaces over, one and half bowl sink with drainer, induction hob with integrated oven under and extractor over, integrated fridge, space for dishwasher and other appliances, part tiling to walls, double glazed wooden framed window to the rear and double glazed wooden frame door to the rear.

**FIRST FLOOR LANDING** With loft access, radiators and doors to bedrooms and shower room.

**MASTER BEDROOM** 12' 11" x 9' 01" (3.94m x 2.77m) With double glazed window to front, radiator and fitted wardrobe.

**BEDROOM TWO** 8' 11" x 13' (2.72m x 3.96m) With built in wardrobe, double glazed wooden frame window to rear and radiator.

**SHOWER ROOM** 8' 03" x 4' 08" (2.51m x 1.42m) With double glazed obscure window to side, radiator, low level WC, vanity unit sink and double walk in shower.

**OUTSIDE** Well maintained low maintenance rear garden with block paving throughout and door from the garden leading into the back of the garage.

**GARAGE** Unmeasured. With up and over door, single glazed wooden frame window to the rear, electrics, boiler 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)

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.

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