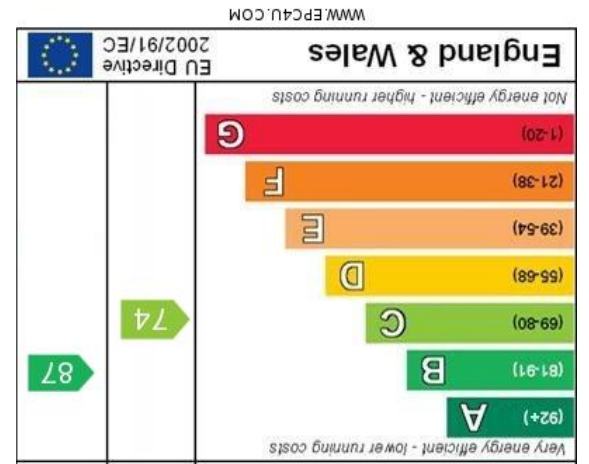


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 if 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 THREE BEDROOM MODERN SEMI DETACHED HOME
- SPACIOUS LOUNGE
- MODERN COMPREHENSIVELY FITTED KITCHEN
- SUPERB CONSERVATORY
- THREE BEDROOMS MASTER WITH EN SUITE
- WELL APPOINTED FAMILY BATHROOM

Elm Road, New Hall, Sutton Coldfield, B76 2PQ

Asking Price Of
 £350,000



Property Description

SOUGHT AFTER RESIDENTIAL LOCATION. This well presented modern three bedroom semi detached house is situated on the sought after Newhall Manor development and has been tastefully decorated and much improved throughout, being conveniently situated for amenities including local schools and shops and within walking distance of Newhall Country Park, 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 comprise, welcoming reception hallway, guest cloakroom, comprehensively fitted kitchen, spacious lounge, superb conservatory, landing, three bedrooms with master en suite, family bathroom, garage and driveway, low maintenance private landscaped rear garden. Internal viewing recommended.

Outside to the front the property is set back from the road behind a low maintenance attractive fore garden with shrubs and trees, driveway providing off road parking and access to garage.

WELCOMING RECEPTION HALLWAY Being approached by a leaded opaque double glazed reception door, with laminate flooring, spindle stair case leading off to first floor accommodation, radiator, doors leading off to lounge, dining room, kitchen and guest cloakroom.

GUEST CLOAKROOM Having being reappointed with a white suite comprising vanity wash hand basin, with chrome mixer tap with cupboards beneath, low flush WC, laminate flooring, part complimentary tiling to walls, ladder heated towel rail and opaque double glazed window to front elevation.

KITCHEN 13' 03" into bay max x 8' 08" (4.04m x 2.64m) Having a matching range of wall and base units with work top surfaces over incorporating an inset sink unit with mixer tap and complimentary brick effect tiled splash back surrounds, fitted gas hob with extractor above, built in electric cooker beneath, integrated fridge freezer, integrated dish washer, integrated washing machine, down lighting, cupboard housing gas central heating boiler, tiled floor and double glazed bay window to front elevation.

LOUNGE/DINING ROOM 14' 00" max 9' 02" min x 15' 07" max 12' 01" min (4.27m x 4.75m) Having coving to ceiling, laminate flooring, feature Adam style fire place with surround and hearth, radiator, useful built in under stairs storage cupboard, double glazed window to rear and double glazed French doors leading to through to conservatory.

CONSERVATORY 13' 10" x 8' 10" (4.22m x 2.69m) Brick construction with laminate flooring, double glazed windows to side and rear elevation, radiator and double glazed French doors giving access out to rear garden.

LANDING Approached by a turning spindle stair case from reception hallway, passing double glazed window to side, access to loft, airing cupboard hot water cylinder and shelving and doors off to bedrooms and bathroom.



BEDROOM ONE 11' 04" to wardrobe x 9' 02" max (3.45m x 2.79m) Having a range of fitted bedroom furniture, comprising bedside cabinet, two single wardrobes, cabin style storage cupboards, radiator, built in double wardrobe, double glazed window to front and door leading off to en suite shower room.

ENSUITE SHOWER ROOM Being reappointed with a white suite comprising a pedestal wash hand basin, low flush WC, walk in double shower cubicle with mains fed shower over, full complimentary tiling to walls and floors, chrome ladder heated towel rail, wall mounted electric shaver point, down lighting and extractor.

BEDROOM TWO 9' 08" max x 8' 03" max (2.95m x 2.51m) Having a range of built in bedroom furniture, comprising cabin style storage cupboards and built in wardrobes, radiator, double glazed window to rear elevation.

BEDROOM THREE 7' 01" x 6' 08" (2.16m x 2.03m) Having radiator and double glazed window to rear elevation.

FAMILY BATHROOM Being well appointed with a white suite comprising paneled bath with mains shower over and fitted shower screen, pedestal wash hand basin, low flush WC, full complimentary tiling to walls and floors, chrome ladder heated towel rail, wall mounted electric shaver point, down lighting and extractor and opaque double glazed window to front elevation.

GARAGE 18' 02" max x 8' 07" max (5.54m x 2.62m) With up and over door to front, light and power and pedestrian access to rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE There is a pleasant low maintenance rear garden, being mainly paved with raised planted borders, to the top of the garden there is a further paved sun terrace, pathway with gated access to front, external light.

Council Tax Band D 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. 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

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