

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



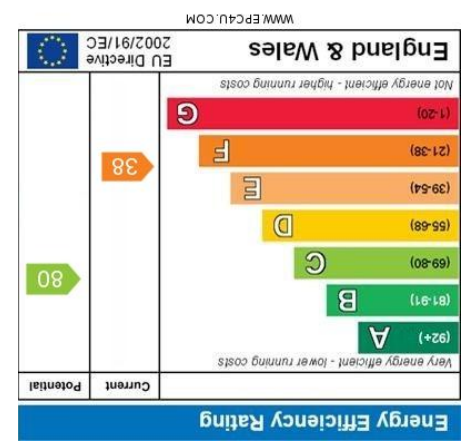
LEGAL READY

"How does this help me?"

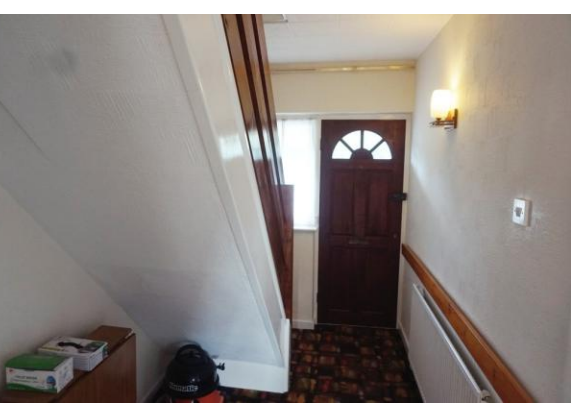
The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveor.



Walmley | 0121 313 1991



- A LARGER STYLE TRADITIONAL SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- FITTED KITCHEN WITH UTILITY OFF
- THREE GOOD SIZED BEDROOMS

Walmley Ash Road, Walmley,
 Sutton Coldfield, B76 1JB

£325,000





Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

OFFERED WITH NO UPWARD CHAIN. This larger style three bedroomed traditional semi detached house occupies this popular village location conveniently situated for amenities including local schools and shops with public transport on hand and transport links providing access to Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation which offers scope and potential briefly comprises enclosed porch, reception hallway, two reception rooms, ground floor WC, fitted kitchen, utility room, landing, three good sized bedrooms, bathroom, separate WC. Outside to the front the property is set back behind a multi vehicle block paved driveway and to the rear there is a good sized mature private garden. Early internal viewing of this property is recommended.

Outside to the front the property is set well back from the road behind a full width multi vehicle block paved driveway with walled perimeter and access to the garage.

ENCLOSED PORCH Being approached via a double glazed sliding door with wood flooring and matching side screen.

RECEPTION HALLWAY Approached via double glazed reception door with matching side screens, with stair case off to first floor accommodation, radiator and doors off to all rooms.

GUEST CLOAKROOM Having a white suite with low flush WC, wash hand basin, chrome ladder heated towel rail.

FRONT RECEPTION ROOM 13' 11" into bay x 10' 05" (4.24m x 3.18m) With walk in double glazed bay window to front, coving to ceiling, radiator.

REAR RECEPTION ROOM 12' 07" x 10' 06" (3.84m x 3.2m) Having a fireplace with surround and hearth, radiator, double glazed window to rear.

UTILITY ROOM 11' 00" max x 07' 06" max 5' 02" min (3.35m x 2.29m) Having wall mounted gas central heating boiler, space and plumbing for washing machine, door to front, double glazed door giving access to rear with matching side screen and pedestrian access door through to garage.



LANDING Approached by a staircase with double glazed window to side, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 10" into bay x 13' 11" max (4.22m x 4.24m) With walk in double glazed bay window to front, radiator.

BEDROOM TWO 12' 08" x 10' 06" (3.86m x 3.2m) Having double glazed window to rear, radiator.

BEDROOM THREE 13' 01" max x 7' 05" (3.99m x 2.26m) Being a dual aspect room with double glazed window to front and rear elevation, useful built in storage cupboard, radiator.

BATHROOM Having a suite comprising a panelled bath with a mains fed shower over, pedestal wash hand basin, part tiling to walls, radiator, airing cupboard housing hot water cylinder and double glazed opaque window to rear elevation.



OUTSIDE To the rear there is a good size established South facing garden, with paved patio and pathway, neat lawn with a variety of mature shrubs and trees, fencing to perimeter.

GARAGE 15' 07" x 07' 06" (4.75m x 2.29m) Having double doors to front, light and power, pedestrian access door to utility and window to side. (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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