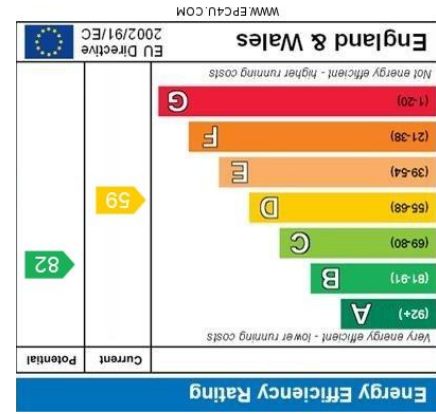


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 108.4 sq. metres (1167.1 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 BEAUTIFULLY PRESENTED EXTENDED TRADITIONAL SEMI DETACHED HOUSE
- ATTRACTIVE EXTENDED LOUNGE
- SEPARATE DINING ROOM
- SEPARATE SITTING ROOM/HOME OFFICE
- SUPERBLY APPOINTED COMPREHENSIVELY DESIGNER KITCHEN
- THREE EXCELLENT SIZED BEDROOMS

Hemlingford Road, Walmley, Sutton Coldfield, B76 1JG

£435,000

Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

REFURBISHED TO A HIGH SPECIFICATION THROUGHOUT. This beautifully extended three bedroomed traditional styled semi detached, occupies this sought after cul de sac location within Walmley, being within walking distance of the shops and facilities within Walmley Village with public transport in hand and excellent schools within the vicinity. The accommodation, with has undergone many cosmetic improvements by the current owners to a high specification throughout, briefly comprises enclosed porch, welcoming reception hallway, extended family lounge, separate dining room, multifunctional home office/ sitting room, comprehensively fitted designer kitchen, guest cloakroom, landing, three excellent sized bedrooms, luxury reappointed family bathroom. Outside to the front the property is set back well back from the road behind a multi vehicle block paved driveway and to the rear there is a well maintained good sized enclosed garden. Early viewing of this property is highly recommended.

Outside to the front the property occupies a pleasant position in a quiet cul de sac set back behind a multi vehicle block paved driveway, providing ample off road parking.

ENCLOSED PORCH Approached via a leaded opaque composite reception door with double glazed side screens, quarry tiled floor.

WELCOMING RECEPTION HALLWAY Being approached by a leaded stained glass reception door with matching side screens, with laminate flooring, radiator, spindle turning staircase off to first floor accommodation and doors off to all rooms, guest cloakroom off.

GUEST CLOAKROOM Being reappointed with a white suite comprising a slimline vanity wash hand basin with mixer tap and cupboards beneath, low flush WC, part complementary tiling to walls and wall mounted gas central heating boiler, extractor.

DINING ROOM 13' 11" into bay x 9' 10" (4.24m x 3m) Having a chimney breast, coving to ceiling, laminate flooring, radiator, space for dining table and chairs, walk in double glazed bay window to front and glazed inter communicating leading into extended lounge.

EXTENDED LOUNGE 20' 10" into bay x 9' 11" (6.35m x 3.02m) Having coving to ceiling, radiator, chimney breast with open fireplace with feature beam across, walk in double glazed bay window with double glazed door giving access to rear garden.

MULTIFUNCTIONAL HOME OFFICE/SITTING ROOM 13' 06" x 6' 09" (4.11m x 2.06m) With double glazed window to front, laminate flooring and radiator.

EXTENDED KITCHEN 16' 01" x 10' 06" into bay 8' 09" (4.9m x 3.2m) Having being reappointed with a comprehensive matching arrange of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with chrome hose style mixer tap and complementary brick effect splash back surrounds, space for range cooker, with splash back and extractor hood over, space and plumbing for washing machine, integrated dish washer, integral larder style fridge and freezer, laminate flooring, double glazed walk in bay window to rear and double glazed door giving access to rear garden.

LANDING Being approached via a spindle turning stair case, passing opaque double glazed window to side with access to loft via a pull down ladder and doors off to bedrooms and bathroom.

BEDROOM ONE 14' 05" into bay x 9' 11" (4.39m x 3.02m) Having a range of fitted wardrobes and a walk in double glazed bay window with elevated views to rear, radiator.

BEDROOM TWO 13' 11" into bay x 9' 11" (4.24m x 3.02m) Having walk in double glazed bay window to front, radiator.

EXTENDED BEDROOM THREE 13' 04" max x 10' 09" max 7' 04" min (4.06m x 3.28m) With two double glazed windows to front, radiator.

LUXURY REAPPOINTED FAMILY BATHROOM Having a four piece white suite comprising panelled bath with chrome mixer tap and shower attachment, low flush WC, vanity wash hand basin with mixer tap and cupboards beneath, part splash back to walls, fully enclosed walk in double shower cubicle with mains fed rain water shower and shower attachment, down lighting, extractor, combination designer heated chrome towel rail incorporating radiator, opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a good sized well maintained enclosed rear garden, having a full width paved patio with steps and retaining wall meeting neat lawned garden, with a variety of mature shrubs and trees with fencing to perimeter, further paved seating area with Summer house, cold water tap and external lighting.

Council Tax Band D Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

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

Broadband coverage -

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 49 Mbps. Highest available upload speed 10 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach & Virgin Media.

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

*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.

