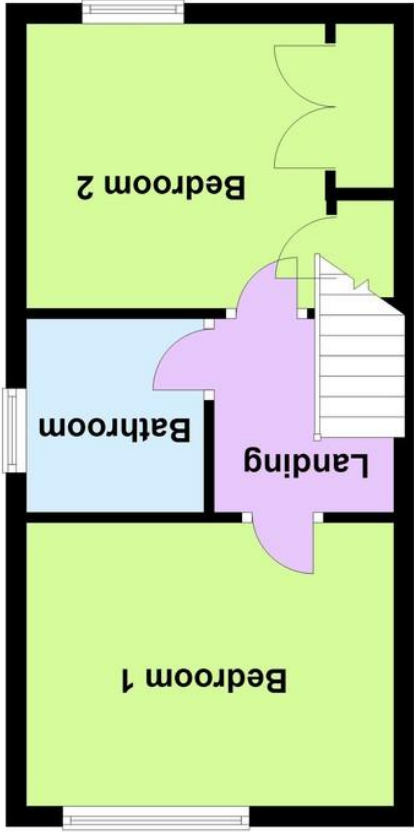


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



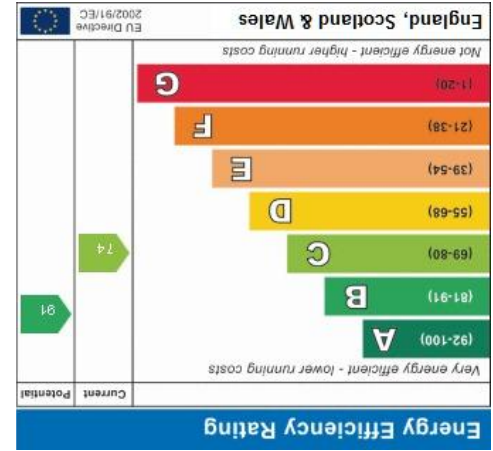
First Floor



Ground Floor

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 Conveyor.



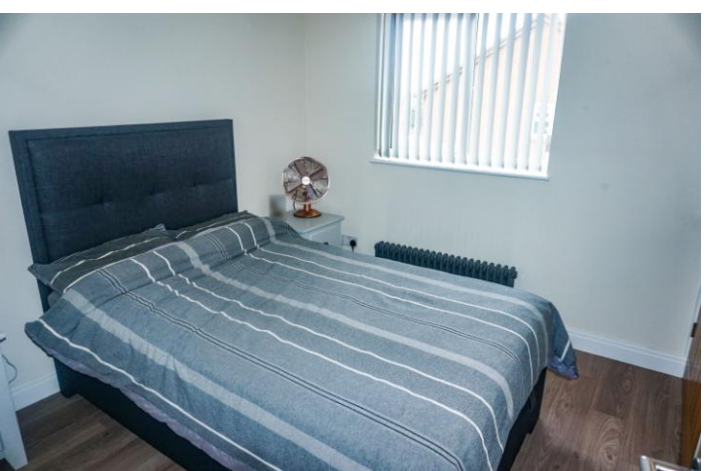
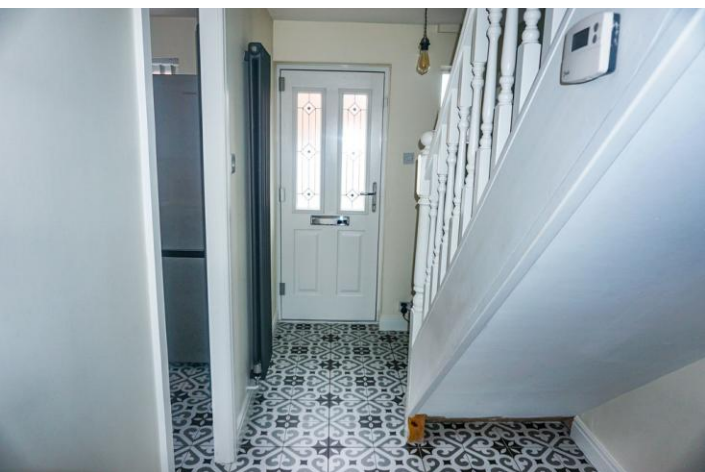
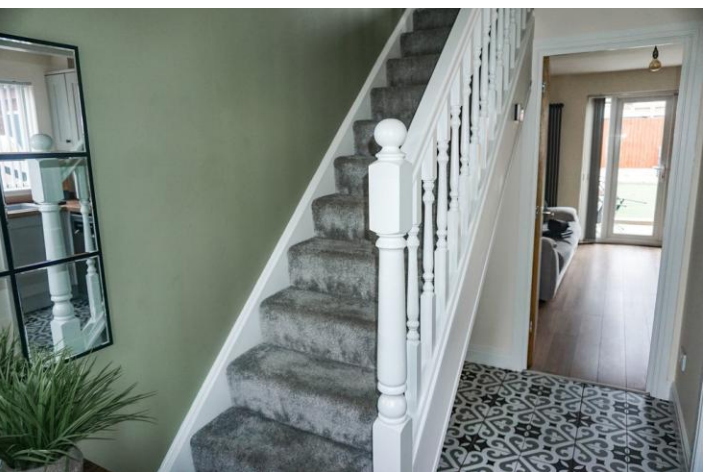
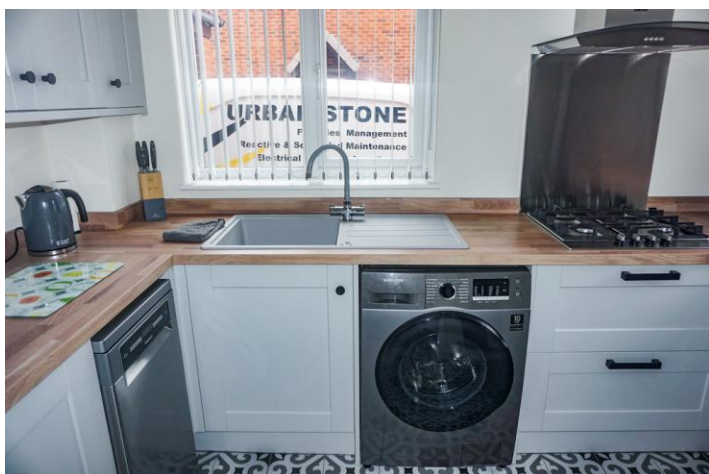
Walmley | 0121 313 1991



- SEMI DETACHED HOME
- TWO BEDROOMS
- IDEAL FIRST TIME BUY OR INVESTMENT
- FITTED KITCHEN
- LIVING ROOM
- SIDE GARAGE

Carters Close, Walmley, Sutton Coldfield, B76 2TE

£310,000



Property Description

*** DRAFT DETAILS - A WAITING VENDORS APPROVAL ***

A two bedroom semi detached property ideal for first time buyers and downsizing, set in close proximity to New Hall and local schools, this two bedroom property comprises an entrance hall, fitted kitchen, living room, two bedrooms, bathroom, garden to rear and off road parking for two cars to front leading to side garage. In more detail the accommodation comprises:

ENTRANCE HALL Having double glazed composite door to front, double glazed window to front, single radiator, ceiling light point, stairs to first floor landing, tiled floor, door to living room and archway to kitchen.

KITCHEN 10' 10" x 5' 10" (3.3m x 1.78m) Fitted with a matching range of wall and floor base storage units, double glazed window to side and front, composite sink, worktop surfaces, gas hob with extractor fan over, space for washing machine and dishwasher, space for fridge/freezer, tiled floor and ceiling light point.

LIVING ROOM 13' 8" x 11' 9" (4.17m x 3.58m) Having double glazed windows either side of double glazed French doors to rear, two feature vertical radiators, laminate floor and ceiling light point.

FIRST FLOOR LANDING Having loft access, single radiator, ceiling light point and doors to:

BEDROOM ONE 11' 10" x 9' (3.61m x 2.74m) Having double glazed window to rear, feature vertical radiator and ceiling light point.

BEDROOM TWO 9' 2" x 8' 6" (2.79m x 2.59m) Having double glazed window to front, double built-in wardrobes and airing cupboard with Intergas combination boiler, feature vertical radiator and ceiling light point.

BATHROOM Having double glazed window to side, recently fitted with panelled bath, shower over with four-fold shower screen, pedestal wash basin, low level WC, extractor fan, mainly tiled, heated towel rail and down lighting to ceiling.

OUTSIDE

REAR GARDEN Having security light, paved patio leading to artificial lawn, fence surrounding and door accessing garage.

FRONT Having off road parking space including two block paved spaces and shrubs in border.

GARAGE 16' x 9' (4.88m x 2.74m) With up and over door, double glazed door to rear, power and lights.

(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

Predicted mobile phone coverage and broadband services at the property. voice likely availability for EE & Three limited availability for O2 & Vodafone and data likely availability for EE & Three limited availability for O2 & Vodafone

Broadband coverage -

Broadband Type = Standard Highest available download speed 11 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 100Mbps.

Networks in your area - Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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