

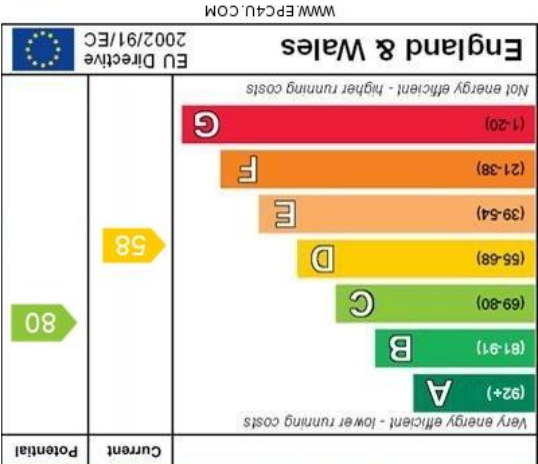
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Walmley | 0121 313 1991



- A THREE BEDROOM SEMI DETACHED FAMILY HOME SET IN THE HEART OF WALMLEY VILLAGE
- THROUGH LOUNGE DINING ROOM WITH CONSERVATORY
- FITTED KITCHEN WITH UTILITY ROOM OFF
- THREE BEDROOMS
- FAMILY BATHROOM
- PLEASANT ENCLOSED REAR GARDEN



15 Coldstream Road, Sutton Coldfield, B76 1NW

Offers In Excess Of  
£367,500





## Property Description

THREE BEDROOM SEMI DETACHED HOUSE SET IN THE HEART OF WALMLEY VILLAGE - A unique opportunity to acquire this three bedroom semi-detached house on this sought after road within Walmley village been within walking distance of the shops, restaurants and amenities with public transport on hand and transport links providing easy access into both Birmingham City Centre, Sutton Coldfield Town Centre and motorway connections the accommodation which offers scope and potential and briefly comprises:- Entrance porch, reception hallway, through lounge/dining room, conservatory, fitted kitchen, utility with wc off, enclosed veranda, workshop, landing, three good sized bedrooms and a well appointed family bathroom. Outside to the front the property is set back behind a fore garden and driveway giving access to the garage and to the rear is a pleasant enclosed rear garden. EARLY INTERNAL VIEWING OF THIS PROPERTY IS ADVISED,

Outside to the front the property occupies a pleasant position on the road set back behind a neat lawned fore garden with shrubs and trees, driveway providing ample off road parking with access to the garage and gated access to the rear.

ENCLOSED PORCH Approached via a glazed reception door with matching side screens.

RECEPTION HALLWAY Approached via a glazed reception door with matching side screens with useful cloak/storage cupboard, radiator, turning staircase off to first floor accommodation, glazed door through to lounge/dining room.

THROUGH LOUNGE/DINING ROOM 24' 06" x 10' 11" (7.47m x 3.33m) Having leaded double glazed window to front, two radiators, feature wood beamed ceilings, brick fireplace with surround and hearth with inset living flame gas fire, double glazed sliding patio door leading through to conservatory.

CONSERVATORY 12' 02" x 10' 09" (3.71m x 3.28m) Being of part brick construction with double glazed windows to side and rear elevation, tiled floor and double glazed French doors giving access out to rear garden.

KITCHEN 8' 10" x 7' 06" (2.69m x 2.29m) Having a range of wall and base units with worktop surfaces over, incorporating one and a half bowl sink unit with mixer tap and tiled splash back surrounds, fitted gas hob with extractor hood set in canopy above, built in grill and oven, space for fridge, leaded double glazed window to rear and useful under stairs storage and glazed door leading through to utility room.

UTILITY ROOM 4' 11" x 2' 10" (1.5m x 0.86m) Having space and plumbing for washing machine, useful built in under stairs storage cupboard, tiled floor, and door off to guest cloakroom, garage and glazed door through to conservatory and door through to workshop. Also further useful storage cupboard housing gas central heating boiler and door to:-

ENCLOSED VERANDA 12' 2" x 10' 9" (3.71m x 3.28m) Having windows with door to rear garden and further door to:-

WORK SHOP 10' 11" x 7' 04" (3.33m x 2.24m) Doors leading through to front, light and power.

GUEST CLOAKROOM Leading off from the utility room with high flush WC, tiled floor and glazed window to rear.

FIRST FLOOR LANDING Approached via a turning staircase passing leaded double glazed window to side, access to loft via pull down ladder, doors leading off to bedrooms and bathroom.

BEDROOM ONE 12' 11" x 10' 10" (3.94m x 3.3m) Having leaded double glazed window to front, coving to ceiling, radiator.

BEDROOM TWO 10' 11" x 10' 10" (3.33m x 3.3m) Having leaded double glazed window over looking rear garden, radiator.

BEDROOM THREE 9' 08" x 9' 00" (2.95m x 2.74m) Having leaded double glazed window to front, with open aspect views, radiator.

BATH ROOM Having a champagne coloured suite comprising panelled bath, bidet, low flush WC, pedestal wash hand basin with chrome mixer tap, full complementary tiling to walls, chrome ladder heated towel rail, fully tiled enclosed walk in shower cubicle with white ceramic shower tray and electric shower over, airing cupboard housing hot water tank and opaque double glazed window to rear.

OUTSIDE To the rear there is a good sized well maintained private enclosed rear garden, with full width paved patio, neat shaped lawn with an abundance of shrubs and trees, hedgerow to perimeter, fencing to boundary, external lighting, cold water tap.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely a availability for Three, O2 & Vodafone limited a availability for EE and data likely availability for O2 & Vodafone limited availability for EE & Three  
Broadband coverage -  
Broadband Type = Standard Highest a available download speed 18 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest a available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest a available download speed 1000 Mbps. Highest a available upload speed 100 Mbps.

Networks in your area:- Openreach & 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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. 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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