

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 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 Conveyer.

Walmley | 0121 313 1991



- AN IMMACULATLEY PRESENTED THREE BEDROOM SEMI-DETACHED
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS THROUGH LOUNGE DINING ROOM WITH FEATURE BI-FOLDING DOORS



15 Walsh Drive, Walmley, Sutton Coldfield, B76 2NS

Offers In Excess Of
£340,000



Property Description

Interiors worthy of a show home! This immaculately presented semi-detached family home occupies this popular residential location close to amenities including excellent local schools and shops, with public transport on hand and transport links providing easy access into both Birmingham City Centre and Sutton Town Centre and motorway connections. The accommodation which has undergone many cosmetic improvements throughout briefly comprises; welcoming reception hallway, spacious through lounge dining room with feature bi-folding doors, comprehensively refitted bespoke kitchen, separate utility room, luxury appointed ground floor bathroom, landing, 3 good sized bedrooms, luxury re-appointed family shower room, outside to the front the property is set well back behind a multi-vehicle block paved driveway and low maintenance fore garden and to the rear is an attractive low maintenance enclosed rear garden. Early internal viewing of this property is highly recommended.

WELCOMING RECEPTION HALLWAY Approached via leaded opaque double glazed entrance door having staircase leading off to first floor accommodation with useful under stairs storage cupboard and doors leading off to all rooms.

EXTENDED LOUNGE/DINING ROOM

DINING AREA 9' 11" x 9' 6" (3.02m x 2.9m) Having space for dining table and chairs, radiator and downlighting.

LOUNGE AREA 15' 6" x 14' 2" (4.72m x 4.32m) Focal point of the room is a feature plasma style remote controlled fire, downlighting, radiator and double glazed feature bi-folding doors giving access to rear garden.

COMPREHENSIVELY FITTED KITCHEN 15' 4" x 7' 7" (4.67m x 2.31m) Having a matching range of high gloss wall and base units with worktop surfaces over incorporating inset one and half bowl sink unit with chrome mixer tap and splash back surrounds, space for range cooker with double extractor hood over, integrated dishwasher, integral fridge freezer, integrated combination microwave oven, further matching range of wall and base units, wood flooring, downlighting and double glazed window to front elevation.

UTILITY ROOM 8' x 7' 7" (2.44m x 2.31m) Having a matching range of high gloss wall and base units with worktop surfaces over, space and plumbing for washing and further appliance, space for freezer and double glazed window to front elevation.

GROUND FLOOR BATHROOM Being reappointed with a white suite comprising; panelled bath with chrome mixer tap and shower attachment, vanity wash hand basin with chrome mixer tap and cupboards below, low flush WC, part complementary tiling to walls, chrome ladder heated towel rail, downlighting and opaque double glazed window to side elevation.

FIRST FLOOR

LANDING Being approached by staircase passing opaque double glazed window to side, access to loft via pull down ladder and doors off to bedrooms and bathroom.



BEDROOM ONE 16' x 9' 11" (4.88m x 3.02m) Having a bespoke matching range of fitted bedroom furniture comprising; double wardrobe and single wardrobe, tall boy with drawers below and further built in storage, dressing table with two chest of drawers either side, two bedside cabinets, radiator, coving to ceiling and double glazed window to rear.

BEDROOM TWO 10' 10" x 9' 11" (3.3m x 3.02m) Having a bespoke matching range of fitted bedroom furniture comprising; two chest of drawers, further built in units with drawers and cupboards, two bedside cabinets, radiator and double glazed window to front.

BEDROOM THREE 12' x 6' 8" (3.66m x 2.03m) With double glazed window to rear, downlighting and radiator.

FAMILY SHOWER ROOM Being well appointed with a white suite comprising; walk in shower cubicle with mains rainwater shower over and shower attachment, vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, full complementary tiling to walls, chrome ladder heated towel rail, downlighting, extractor, useful built in storage unit and opaque double glazed window to front.

OUTSIDE To the front the property is set well from the road behind a multi-vehicle driveway providing ample off road parking, low maintenance AstroTurf lawned fore garden with raised low maintenance borders, block paved pathway with gated access and further block paved pathway giving gates access to rear with external cold water tap and wall light. To the rear is an attractive low maintenance enclosed rear garden.

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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