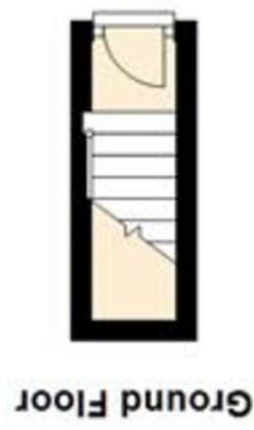
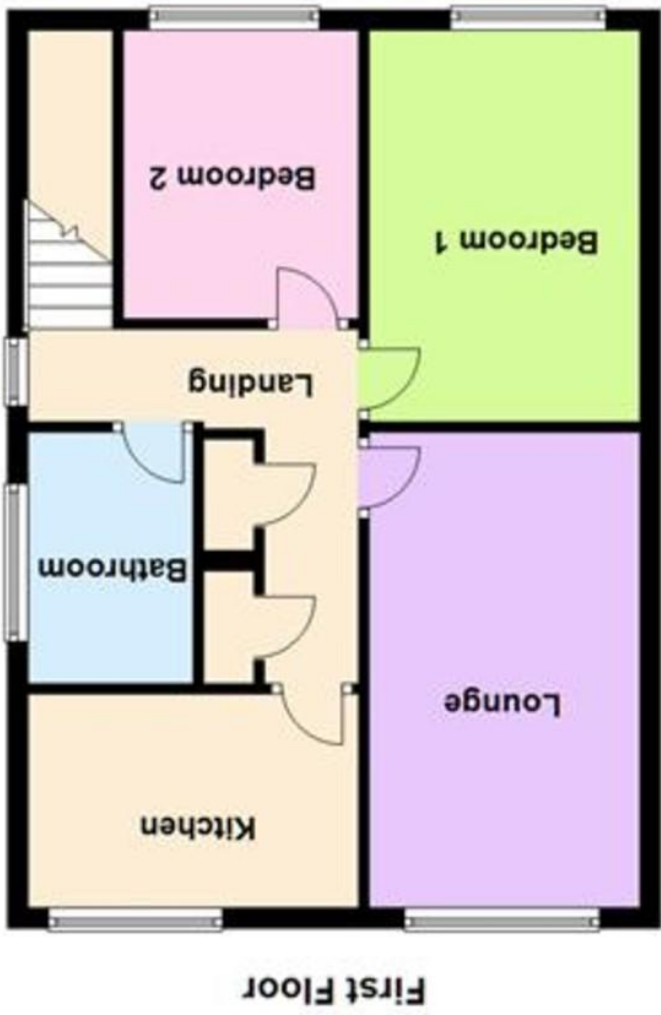
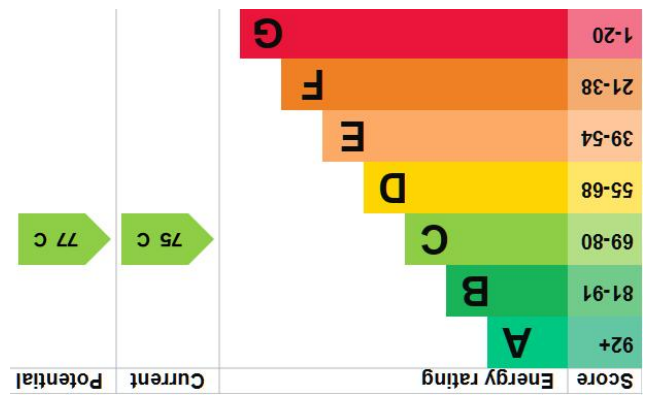


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- FIRST FLOOR MODERN MAISONETTE
- TWO BEDROOMS
- EXTENDED LEASE & NO SERVICE CHARGE
- GARAGE AND DRIVEWAY
- FITTED KITCHEN
- MODERN BATHROOM WITH SHOWER



Oaklands Croft, Walmley, Sutton Coldfield, B76 1GA

£190,000



## Property Description

Situated in a cul-de-sac location in the popular residential area is this first floor maisonette which is well situated for shops and amenities within Walmley village, Minworth and transport links providing easy access to Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. Benefitting from gas central heating and an extended lease with no upward chain comprises of; entrance hall, landing area with loft space, lounge, fitted kitchen with integrated hob/oven, two bedrooms with built in storage, modern bathroom and garage with driveway. In more detail the accommodation comprises of;

**RECEPTION HALL** Having feature entrance door, stairs up to landing.

**LANDING** With radiator, obscure double glazed window to side, access to loft space via pull down ladder, double built in cupboards, one housing the gas fired Baxi boiler and doors off to:-

**LOUNGE** 15' 4" x 10' 4" (4.67m x 3.15m) Having double glazed windows to rear and radiator.

**FITTED KITCHEN** 11' x 7' 1" (3.35m x 2.16m) Fitted with a range of base and wall units with contrasting roll top work surfaces housing sink unit and four ring gas hob with electric oven, complementary splash back ceramic tiling, radiator, space for washing machine and further appliances and double glazed window to rear.

**BEDROOM ONE** 12' 5" x 10' 5" (3.78m x 3.18m) Having double glazed window to front and radiator.

**BEDROOM TWO** 11' 9" x 11' max 7' 8" min (3.58m x 3.35m max 2.34m min) With double glazed window to front, radiator and door to built in cupboard.

**BATHROOM** Having a white suite comprising; panel bath with shower over and shower screen, pedestal wash hand basin, close couple WC, vertical towel radiator, complementary ceramic tiling and obscure double glazed window to side.



**OUTSIDE** Situated to the side of the property is a garage and driveway providing off road parking.

**GARAGE** Unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 147 years remaining. Service Charge is currently running at a peppercorn and is reviewed TBC. The Ground Rent is currently running at a peppercorn and is reviewed TBC. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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