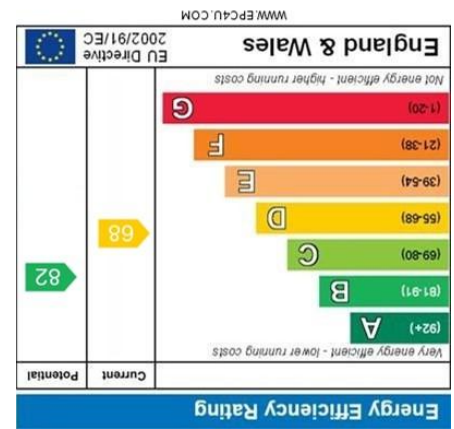


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Walmley | 0121 313 1991



- A WELL PRESENTED LINK DETACHED FAMILY HOME
- THROUGH LOUNGE/DINER
- SUPERB CONSERVATORY
- FITTED KITCHEN WITH UTILITY
- THREE BEDROOMS
- GARAGE AND DRIVEWAY



The Moor, Walmley, Sutton Coldfield, B76 1SQ

Offers in excess of
 £365,000



Property Description

NO UPWARD CHAIN - This well presented link detached family home is situated on the ever popular Development been ideally situated for local amenities including the shops and facilities at both Walmley and Minworth with excellent schools in the vicinity and transport links provide easy access into both Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections.

The accommodation which offers scope to extend and briefly comprises:- Reception hallway, guest cloak, through lounge/diner, superb conservatory, fitted kitchen, utility, landing, three bedrooms and family bathroom. Outside the property is set back behind a fore garden and driveway providing access to the garage and to the rear is a well maintained enclosed rear garden. In more detail the accommodation comprises:

OUTSIDE To the front the property occupies a pleasant cul de sac location set back behind a tarmac driveway providing off road parking and access to the garage, low maintenance fore-garden with a variety of shrubs and trees with walled perimeter and gated access to rear.

CANOPY PORCH With outside light.

RECEPTION HALLWAY Approached via opaque double glazed reception door with matching side screens with staircase off to first floor accommodation, radiator, beamed ceiling, doors off to lounge/dining room and further door to guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising vanity wash hand basin with chrome mixer tap, tiled splash back surrounds, low flush wc, extractor and opaque double glazed window to side elevation.

THROUGH LOUNGE/DINING ROOM 22' 10" max x 12' 9" max 8' 4" min (6.96m x 3.89m) With double glazed bow window to front, chimney breast, beamed ceiling, two radiators, door leading through to kitchen and double glazed sliding patio door through to conservatory.

CONSERVATORY 9' 10" x 9' 3" (3m x 2.82m) Being of part brick construction, with double glazed windows to side and rear elevations, laminate flooring, ceiling fan/light point, double glazed French doors to side and further double glazed door giving access to side as well.

FITTED KITCHEN 10' 2" x 8' 6" (3.1m x 2.59m) Having been refitted with a modern range of wall and base units with work top surfaces over, incorporating an inset one and a half bowl sink unit with chrome mixer tap and complementary tiled splash back surrounds, fitted gas hob with extractor hood set in canopy above, built-in grill and oven, integrated dishwasher, integral fridge, double glazed window to rear and door leading through to utility room.

UTILITY ROOM 8' 3" x 7' 8" (2.51m x 2.34m) Having a matching range of wall and base units with work top surface over, having space and plumbing for washing machine, tiled floor, wall mounted gas central heating boiler, double glazed window to rear, opaque double glazed door giving access to rear garden and pedestrian access door through to garage.



GARAGE 19' 2" x 8' 7" (5.84m x 2.62m) With up and over door to front, light and power.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Being approached via staircase passing double glazed window to side, useful built-in storage cupboard, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 11' 10" x 10' 3" (3.61m x 3.12m) Having a range of built-in bedroom furniture comprising three double wardrobes, dressing table, bedside cabinets, radiator, double glazed window to rear elevation.

BEDROOM TWO 11' 10" max 9' 5" min x 12' 6" max (3.61m x 3.81m) With double glazed window to front, radiator.

BEDROOM THREE 9' 7" max x 9' max 6' 4" min (2.92m x 2.74m) Having double glazed window to front and radiator.

BATHROOM Having a white suite comprising jacuzzi style bath with mains fed shower over, pedestal wash hand basin, low flush wc, ladder heated towel rail and opaque double glazed window to rear elevation.

OUTSIDE To the rear is a good sized westerly facing private rear garden with paved patio and steps to neat lawn with a variety of shrubs and trees to perimeter, external cold water tap and security light.

Council Tax Band D - 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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