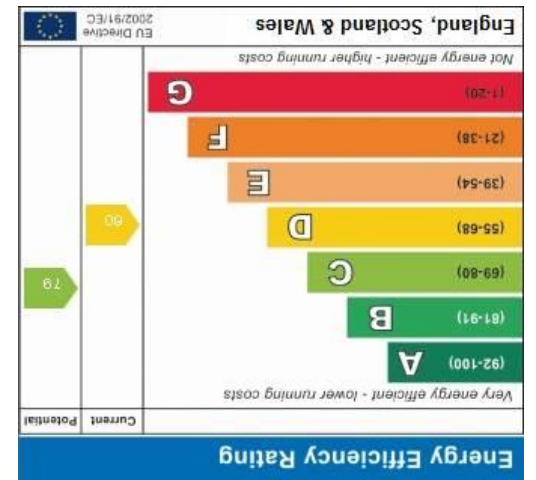


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing  
 if 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



- TRADITIONAL SEMI DETACHED HOUSE OFFERING SCOPE & POTENTIAL
- THREE GOOD SIZED BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- FITTED KITCHEN
- FAMILY SHOWER ROOM

Eastleigh Croft, Walmley, Sutton Coldfield, B76 1JF

£340,000



## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDORS APPROVAL \*\*\*

This three bedroom traditional style semi detached house occupies this popular cul de sac location within Walmley, conveniently situated for the shops and amenities within Walmley Village, with public transport on hand and transport links providing easy access out to Birmingham City Centre, Sutton Coldfield Town Centre and motorway connections. The accommodation which offers scope and potential to update throughout briefly comprises entrance porch, reception hallway, two reception rooms, conservatory, fitted kitchen, lobby, guest WC, landing, three good sized bedrooms and family shower room. Outside the property is set back from the road behind a multi vehicle driveway giving access to the garage and to the rear is a good sized established rear garden. Early viewing of this property is recommended which is available with no upward chain and in more detail the accommodation comprises:

**OUTSIDE** To the front the property is set back from the road behind a good sized driveway providing ample off road parking and giving access to the garage, with hedgerow to perimeter and gated access to rear.

**ENCLOSED PORCH** Being approached via double glazed sliding door with matching side screen.

**RECEPTION HALLWAY** Being approached via double glazed reception door with opaque double glazed side screen, staircase off to first floor accommodation, useful under stairs storage cupboard, radiator and doors off to reception rooms and kitchen.

**FRONT RECEPTION ROOM** 12' 10" into bay x 10' 7" (3.91m x 3.23m) Having a chimney breast with fire place, radiator and double glazed window to front.

**REAR RECEPTION ROOM** 12' x 10' 6" (3.66m x 3.2m) Having chimney breast with fire place, laminate flooring, radiator and double glazed sliding patio doors to conservatory.

**CONSERVATORY** 15' 6" x 9' 5" (4.72m x 2.87m) Having double glazed windows to side and rear elevation, double glazed French doors giving access out to rear garden.

**KITCHEN** 8' 7" x 7' 8" (2.62m x 2.34m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and tiled splash back surrounds, fitted gas hob, extractor set in canopy above and double oven beneath, tiled floor, double glazed window to rear, opening through to walk-in pantry with glazed window to side and glazed door leading through to lobby.



**LOBBY** 10' 8" max and 7' 1" min x 5' 9" max (3.25m and 2.15m x 1.75m) Having double glazed window to side, double glazed door giving access to rear garden, space and plumbing for washing machine and further appliance, pedestrian access door to garage and further door to guest cloakroom.

**GUEST CLOAKROOM** Having low flush WC.

**LANDING** Approached via staircase with balustrade and having doors off to bedrooms and bathroom.

**BEDROOM ONE** 13' 3" into bay x 11' 7" to wardrobe (4.04m x 3.53m) Having a range of fitted wardrobes with mirrored sliding doors, vertical radiator, walk-in double glazed bay window to front, further double glazed window to front and useful storage cupboard.

**BEDROOM TWO** 12' 8" x 10' 6" max and 8' 3" min (3.86m x 3.2m and 2.51m) Having a range of built-in wardrobes with mirror sliding doors, radiator and double glazed window to rear.

**BEDROOM THREE** 12' 8" max x 7' 3" max and 5' 7" min (3.86m x 2.21m and 1.70m) Having built-in storage cupboard, radiator and double glazed windows to front and rear elevations.

**SHOWER ROOM** Having a white suite comprising vanity wash hand basin with cupboards beneath, part tiling to walls, low flush WC, enclosed shower cubicle with electric shower over, vertical radiator, double glazed windows to side and rear elevation and cupboard housing Worcester Bosch gas central heating boiler and access to loft.

**GARAGE** 15' 2" x 7' 5" (4.62m x 2.26m) Having up and over door to front, light and power and pedestrian access door to rear lobby. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear there is a well maintained good sized enclosed rear garden with full width paved patio, pathway which extends to the side of the property with gated access to front, neat lawned garden with pathway, shrubs and trees, fencing to perimeter, two timber garden sheds and outside cold water tap.

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.

