

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



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Walmley | 0121 313 1991



- WELL PRESENTED SEMI DETACHED HOME
- THREE BEDROOMS
- NO UPWARD CHAIN
- PRIVATE LOW MAINTENANCE REAR GARDEN
- UTILITY ROOM / GUEST WC

Crawford Road, Walmley, Sutton Coldfield, B76 1NH

£325,000



Property Description

SOUGHT AFTER VILLAGE LOCATION - This three bedroom semi detached family home occupies this sought after village location within easy reach of local amenities of the shops and facilities within Walmley Village, with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises enclosed porch, reception hallway, spacious L-shaped lounge dining room, fitted kitchen, guest cloakroom / utility room, landing, three good sized bedrooms and reappointed family shower room. Outside to the front the property is set back behind a multi vehicle driveway providing access to the garage and to the rear is a pleasant private low maintenance enclosed rear garden. Early internal inspection 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 well back from the road behind a neat low maintenance fore garden, full block paved driveway providing ample off road parking and giving access to the garage and pathway with door giving access to covered side entry.

ENCLOSED PORCH Being approached via double glazed sliding door with laminate flooring.

WELCOMING RECEPTION HALLWAY Being approached via leaded glazed entrance door with matching side screen, double glazed window to side, staircase leading off to first floor accommodation, radiator, laminate flooring, cupboard housing gas central heating boiler, laminate flooring, leaded double glazed window to front and doors off to kitchen and lounge dining room.

L-SHAPED LOUNGE DINING ROOM 14' 10" max and 6' 10" min x 18' 1" max and 11' 1" min (4.52m max and 2.08m min x 5.51m max and 3.3 Having fire place with surround and hearth, coving to ceiling, wall light points, laminate flooring, space for dining table and chairs, radiator, leaded double glazed window to rear, glazed bi-folding doors through to kitchen and double glazed sliding patio door through to conservatory.

CONSERVATORY 10' 10" max x 8' 10" max (3.3m x 2.69m) Being a part brick construction, with double glazed windows to side and rear elevations, tiled floor, ceiling fan / light point, radiator and double glazed sliding patio door giving access out to rear garden.

KITCHEN 10' 10" max x 9' 10" min x 6' 6" max (3.3m x 3m x 1.98m) 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 ceramic electric hob with extractor set in canopy above, built-in grill and oven, recess for microwave, space and plumbing for dishwasher, down lighting, double glazed window to side, glazed bi-folding doors leading through to lounge dining room and double glazed opaque door giving access to covered side entry.

COVERED SIDE ENTRY 23' 7" max x 2' 5" (7.19m x 0.74m) With double glazed doors to front and rear elevations and tiled floor.

UTILITY / WC Having wash hand basin, part tiling to walls, space and plumbing for washing machine and further appliances and glazed window to side.

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

BEDROOM ONE 11' x 9' 1" (3.35m x 2.77m) With leaded double glazed window to front, laminate flooring and radiator.

BEDROOM TWO 14' 7" x 9' 1" (4.44m x 2.77m) With laminate flooring, radiator and double glazed window to rear.

BEDROOM THREE 7' 11" x 10' 6" (2.41m x 3.2m) Having laminate flooring, radiator and double glazed window to rear.

REAPPOINTED FAMILY SHOWER ROOM Having a suite comprising vanity wash hand basin with chrome waterfall mixer tap, low flush WC, walk-in double shower cubicle with fitted shower screen and electric shower over, designer ladder heated towel rail, down lighting, useful built-in storage cupboard and opaque double glazed leaded window to side elevation.

OUTSIDE To the rear there is a pleasant South Easterly facing rear garden being mainly paved with fencing to perimeter, a variety of shrubs and trees and outside cold water tap.

GARAGE 15' 7" x 8' 2" (4.75m x 2.49m) With double metal opening doors 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)

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.