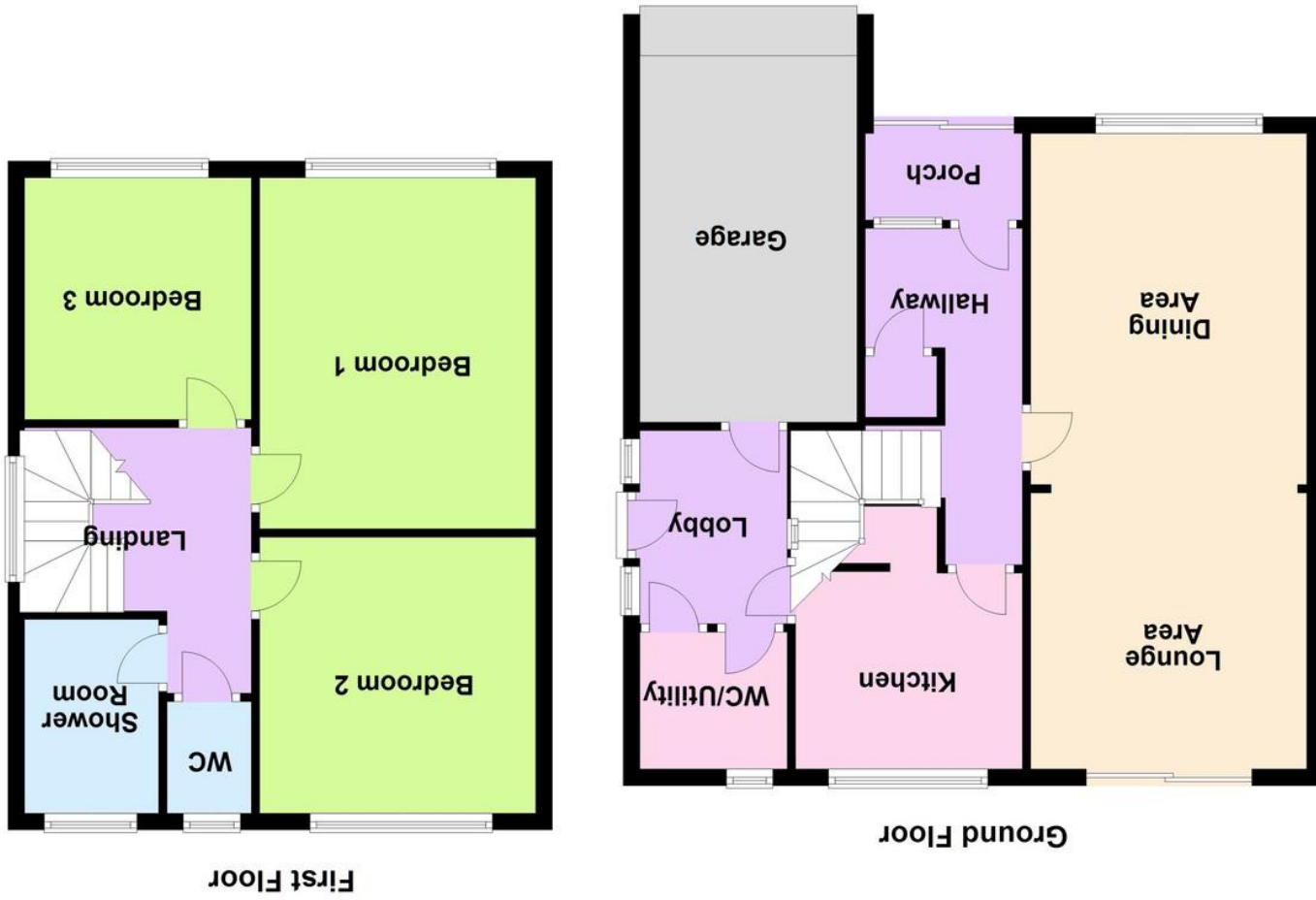


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.

Walmley | 0121 313 1991



- SOUGHT AFTER VILLAGE LOCATION
- THREE BEDROOM SEMI DETACHED HOUSE
- THROUGH LOUNGE DINING ROOM
- KITCHEN & UTILITY ROOM
- THREE BEDROOMS
- GARAGE & DRIVEWAY

5 Allendale Road, Walmley, Sutton Coldfield, B76 1NN

Offers Over £325,000



Property Description

SOUGHT AFTER VILLAGE LOCATION - This three bedroom semi detached house occupies this sought after road within Walmley Village within walking distance of the amenities within the village including local shops and restaurants, 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 entrance porch, reception hallway, through lounge dining room, kitchen, utility, guests WC, three good sized bedrooms, bathroom, separate WC, garage and driveway, good sized Southerly facing secluded rear garden. Early viewing of this property is recommended and the property is offered for sale with no upward chain. Please note the property does not have central heating. In more detail the accommodation comprises:

OUTSIDE To the front the property is set back from the road behind a neat lawned fore garden with shrubs and trees, block paved driveway providing ample off road parking and giving access to the garage and pathway with gated access to rear.

ENCLOSED PORCH Being approached via double glazed sliding door with tiled floor.

RECEPTION HALLWAY Being approached via leaded opaque double glazed reception door, opaque double glazed side screen, useful built-in cloaks storage cupboard, stairs off to first floor accommodation and doors off to dining room, lounge and kitchen.

THROUGH LOUNGE DINING ROOM Dining Area 13' 1" x 10' 8" (3.99m x 3.25m) With double glazed window to front, wall mounted electric heater and opening through to lounge.

Lounge Area 11' x 10' 9" (3.35m x 3.28m) The focal point of the room is a feature stone fire place fitted with gas fire, double glazed French doors with matching side screen giving access out to rear garden.

KITCHEN 9' 2" x 7' 9" (2.79m x 2.36m) Having a matching range of base units with worktop surfaces over incorporating inset one and a half bowl sink unit with mixer tap, tiled splash back surrounds, space for cooker, wall mounted electric storage heater, double glazed window to rear, opening through to useful under stairs storage cupboard / pantry, glazed door through to utility and door out to rear lobby.

LOBBY 9' 4" x 5' 10" (2.84m x 1.78m) Having double glazed door with matching side screen giving access out to rear garden, useful built-in under stairs storage cupboard and door through to utility and pedestrian access door through to garage.

UTILITY / WC Having low flush WC, space and plumbing for washing machine and further appliances, wall mounted units and opaque double glazed window to rear elevation.

FIRST FLOOR LANDING Being approached via turning staircase passing opaque double glazed window to side, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 3" x 10' 9" (4.04m x 3.28m) Having double glazed window to front and wall mounted electric storage heater.

BEDROOM TWO 11' x 10' 9" (3.35m x 3.28m) Having wall mounted electric storage heater and double glazed window to rear.

BEDROOM THREE 9' 3" x 9' 9" (2.82m x 2.97m) With double glazed window to front and wall mounted electric storage heater.

FAMILY SHOWER ROOM Having a white suite comprising vanity wash hand basin with cupboards beneath, walk-in double shower cubicle, fully tiled with electric shower over, part complementary tiling to walls, airing cupboard housing hot water cylinder and opaque double glazed window to rear elevation.

SEPARATE WC Having low flush WC and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a pleasant good sized well maintained enclosed rear garden being laid mainly to lawn with paved patio, pathway with gated access to front and a variety of mature shrubs and trees.

GARAGE 15' x 8' (4.57m x 2.44m) With double opening doors to front and pedestrian access door through to rear lobby. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

AGENTS NOTE The property has solar panels on the roof of the property to the rear, the vendors advise us that they have been Leased from 2012 for 25 years until 2037. Therefore any potential buyers must check with their mortgage provider if they will still lend on the property.

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.