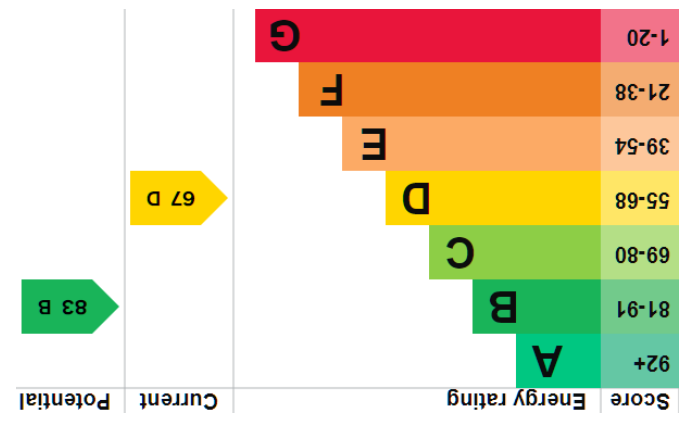


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- A THREE BEDROOM SEMI DETACHED BUNGALOW
- OFFERING SCOPE AND POTENTIAL
- POPULAR CUL DE SAC LOCATION
- SPACIOUS LOUNGE
- KITCHEN/BREAKFAST ROOM
- THREE GOOD SIZED BEDROOMS

Overdale Avenue, Walmley, Sutton Coldfield, B76 1HJ

Offers In Excess Of  
 £300,000





## Property Description

OFFERED WITH NO UPWARD CHAIN. This traditional style three bedroomed semi detached bungalow occupies this popular cul de sac location, within easy access of the amenities of Walmley Village, with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham Town Centre and motorway connections. The accommodation in brief comprises enclosed porch, reception hallway, spacious lounge, kitchen/breakfast room, three good sized bedrooms, walk in wet room, utility, guest cloakroom, garage and driveway, well maintained enclosed rear garden. NO UPWARD CHAIN

Outside to the front the property occupies a pleasant position in this quiet cul de sac set back behind a low maintenance fore garden with shrubs and trees, driveway providing off road parking with access to the garage.

ENCLOSED ENTRANCE PORCH Being approached by a double glazed entrance door with matching side screens with tiled floor and wall light points.

RECEPTION HALLWAY Being approached by a glazed entrance door, having three built in storage cupboards, radiator, access to loft and doors off to all rooms.

LOUNGE 17' 01" max 14' 05" min x 14' 07" (5.21m x 4.44m) Having fireplace with brick surround and hearth, radiator and double glazed windows to side and rear elevation. Opaque double glazed door giving access out to rear garden.

KITCHEN 11' 10" max 10' 08" min x 12' 02" (3.61m x 3.71m) Having a range of wall and base units with work top surfaces over, incorporating an inset stainless steel double sink unit with mixer tap and tiled splash back surrounds, wall mounted gas central heating boiler, chimney breast with gas fire, laminate flooring, double glazed windows to rear and side elevation and glazed door giving access through to utility.

UTILITY ROOM 17' 03" x 07' 00" (5.26m x 2.13m) Having double glazed windows to side and rear elevation, double glazed door giving access to rear garden, base units with work top surfaces over, space and plumbing for washing machine, useful built in storage cupboard, glazed door to covered side passage with further door to front and pedestrian access door off to garage and further door to guest cloakroom/WC.

CLOAKROOM Having a low flush WC, tiled floor

BEDROOM ONE 13' 06" x 10' 03" (4.11m x 3.12m) With double glazed window to front and side elevation, radiator.

BEDROOM TWO 13' 07" max 11' 07" min x 9' 04" (4.14m x 2.84m) Having double glazed windows to front and side elevations, radiator.

BEDROOM THREE 09' 10" x 6' 9" (3m x 2.06m) With double glazed window to front, radiator.

WALK IN WET ROOM Having a sealed floor with walk in shower cubicle with electric shower, part tiling to walls, wash hand basin, low flush WC, extractor, chrome ladder heated towel rail and opaque double glazed window to side elevation.

OUTSIDE To the rear there is a neat enclosed Easterly facing garden with lawn, paved patio and pathway with shrubs, hedgerow to perimeter, fencing and useful brick built garden store.

GARAGE 11' 03" x 8' 09" (3.43m x 2.67m) With up and over door to front, light and power, glazed window to side.(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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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