

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 Conveyer.

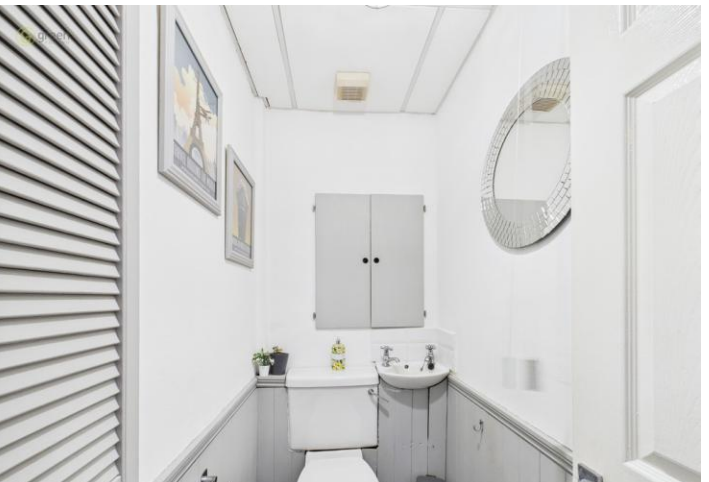
Boldmere | 0121 321 3991



- LOVELY TRADITIONAL EXTENDED SEMI
- SUPER GARDEN WITH 2 PATIO AREAS
- ALL BEDROOMS WITH FITTED WARDROBES
- FANTASTIC LOCATION WELL PLACED FOR LOCAL SHOPS

Welwyndale Road, Wylde Green,
 Sutton Coldfield, B72 1AN

Offers over £375,000



Property Description

An attractively presented traditional semi detached house which has been owned by the current vendor for over 30 years.

Being very well placed in this popular residential location the house stands on a good plot with a nice rear garden and double width driveway to the front to complement the garage.

Well placed for local schools, shops at Wyde Green and various restaurants, Chester Road railway station and regular bus routes, the property is perfect for commuting.

Having the advantage of gas central heating and double glazing, the property benefits from a rear ground floor extension to enhance the original accommodation.

The property has the advantage of a ground fitted cloakroom off the off entrance hall together with a large utility room.

Viewing is recommended of this superb family home which in more detail comprises:-

ENTRANCE PORCH With glazed front door, feature inner door leading through to:-

RECEPTION HALL With radiator, staircase leading off.

FITTED CLOAKROOM With low level wc, wash basin and under stairs cupboard with louvered doors.

EXTENDED LOUNGE 10' 0" x 17' 0" (3.05m x 5.18m) With gas fire, radiator, double glazed sliding patio doors to the garden and double doors leading to:-

DINING ROOM 10' 6" x 10' 10" (3.2m x 3.3m) Double glazed bay to front, radiator, further door to the hall.

EXTENDED BREAKFAST KITCHEN 8' 3" x 13' 10" (2.51m x 4.22m) With breakfast bar, tall feature radiator, comprehensive range of base and wall units including cupboards, drawers, wall cupboards, integrated electric hob with extractor over, electric double oven, free-standing fridge/freezer, plumbing for dishwasher, double glazed window and double glazed slide door leading to:-

UTILITY ROOM 3' 9" x 26' (1.14m x 7.92m) With part glazed rear door, door to the garage, plumbing for washing machine, storage cupboard.

FIRST FLOOR LANDING With double glazed window and access to loft.

BEDROOM ONE 8' 6" min plus wardrobes x 14' 5" (2.59m x 4.39m) With double glazed bay window to rear, fitted wardrobes and radiator.

BEDROOM TWO 8' 7" min plus wardrobes x 10' 10" (2.62m x 3.3m) With double glazed bay window to front, fitted wardrobes, radiator.

BEDROOM THREE 7' 3" min plus wardrobe x 7' 5" (2.21m x 2.26m) With radiator, double glazed window and fitted wardrobes.

BATH ROOM 5' 10" x 7' 2" (1.78m x 2.18m) Double glazed oriel window, panelled bath, wash basin, separate shower compartment, radiator.

SEPARATE TOILET With double glazed window, low level wc, wash basin.

GARAGE 8' 1" x 15' 4" (2.46m x 4.67m) With up and over door, wall mounted gas fired central heating boiler, electric light, power points.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The house stands behind a driveway with parking for two vehicles and a ccess to the garage.

To the rear is a good sized garden with two patio areas which catch the sun throughout the day, lawn, fenced boundaries, a variety of insect shrubs, tree, wooden shed.

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage for:
EE and Vodafone - Variable in-home, good outdoor
O2 - good (outdoor only)
Three - Good in-home and outdoor

Broadband coverage:-
Broadband Type = Standard Highest a vailable download speed 24 Mbps. Highest available upload speed 6 Mbps.
Broadband Type = Ultrafast Highest a vailable download speed 1000 Mbps. Highest a vailable upload speed 1000 Mbps.

Networks in your area:- Openreach, Virgin Media and CityFibre

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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