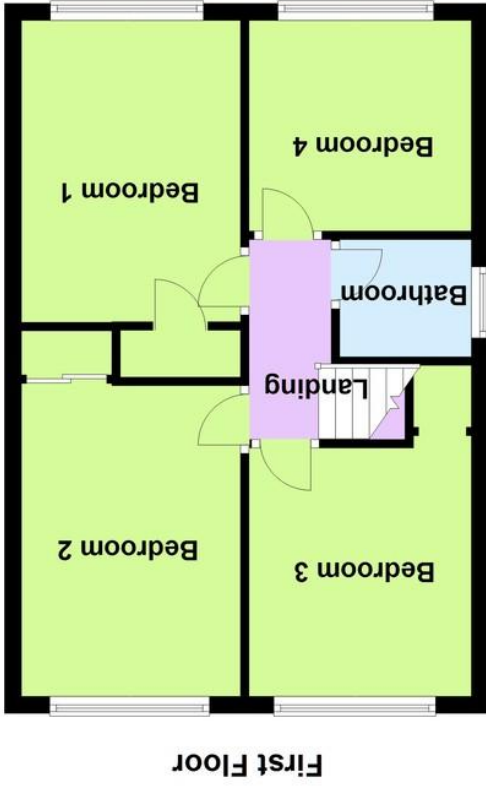


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - low running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
	72
	83

Walmley | 0121 313 1991



- A WELL PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- ATTRACTIVE LOUNGE
- SEPARATE DINING ROOM
- FITTED KITCHEN
- THREE BEDROOMS

124 Stephens Road, Walmley, Sutton Coldfield, B76 2TS

£340,000



## Property Description

**POPULAR RESIDENTIAL LOCATION.** This three bedroom semi detached house occupies this popular residential location close to amenities, including local schools and shops, with public transport on hand and transport links on hand providing easy access to Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. A accommodation in brief comprises entrance porch, welcoming reception hallway, attractive lounge, separate dining room, fitted kitchen, utility room/ground floor shower room, landing, three good sized bedrooms and family bathroom. Outside to the front the property is set back behind a block paved frontage and to the rear there is a good sized pleasant enclosed rear garden. Internal viewing of this property is recommended.

**OUTSIDE** To the front the property is set back behind a neat lawned fore garden and block paved frontage.

**ENCLOSED PORCH** Being approached by a double glazed French doors.

**RECEPTION HALLWAY** Being approached via a glazed reception door with stairs off to first floor accommodation, radiator, under stairs storage and doors off to utility/store, lounge, dining room and guest cloakroom.

**GUEST CLOAKROOM** Having a white suite comprising low flush WC, pedestal wash hand basin with tiled splash back surround, radiator, tiled floor and opaque double glazed window to side elevation.

**LOUNGE** 17' 07" x 11' 06" max 9' 6" min (5.36m x 3.51m) Having fireplace with surround and hearth, radiator, and double glazed sliding patio door with matching side screen giving access to rear garden.

**DINING ROOM** 16' 02" max 14' 10" min x 8' 08" (4.93m x 2.64m) Having double glazed window to front, space for dining table and chairs, radiator and door through to kitchen.

**KITCHEN** 8' 06" x 8' 06" (2.59m x 2.59m) Having a matching range of wall and base units with work top surfaces over incorporating an inset stainless steel sink unit with mixer tap above, tiled splash back surrounds, space for cooker, space for fridge freezer, double glazed window to front.

**STORE** 11' 04" x 6' 04" (3.45m x 1.93m) Having a double glazed window to rear, double glazed French doors giving access to rear garden and door through to utility room.

**UTILITY ROOM/GROUND FLOOR SHOWER ROOM** 11' 06" x 6' 10" max 4' 05" min (3.51m x 2.08m) Having a double enclosed shower cubicle, with mains fed shower over, space and plumbing for washing machine, inset stainless steel sink unit with side drainer, cupboard housing gas and electric meters, tiled floor, radiator and opaque double glazed window to front.

**LANDING** Being approached by a turning staircase with access to loft and doors off to all rooms.

**BEDROOM ONE** 12' 09" to wardrobe x 8' 07" (3.89m x 2.62m) Having built in mirrored wardrobes with shelving and hanging rail, radiator and double glazed window to front.

**BEDROOM TWO** 11' 05" x 8' 08" (3.48m x 2.64m) Having built in mirrored fronted wardrobes with shelving and hanging rail, radiator and double glazed window to front.

**BEDROOM THREE** 08' 05" x 08' 08" (2.57m x 2.64m) Having built in storage cupboard housing gas central heating boiler, radiator and double glazed window to rear.

**BEDROOM FOUR** 8' 06" x 8' 02" (2.59m x 2.49m) With double glazed window to front, radiator.

**BATHROOM** Having a white suite comprising a panelled bath, with pedestal wash hand basin, low flush WC, full tiling to walls, radiator and opaque double glazed window to side elevation.

**OUTSIDE** To the rear there is a pleasant good sized Easterly facing private rear garden with full width paved patio, neat lawn, with a variety of shrubs and trees to border, two timber framed garden sheds, to the side of the property there is a further paved area with potential to extend, subject to planning.

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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