

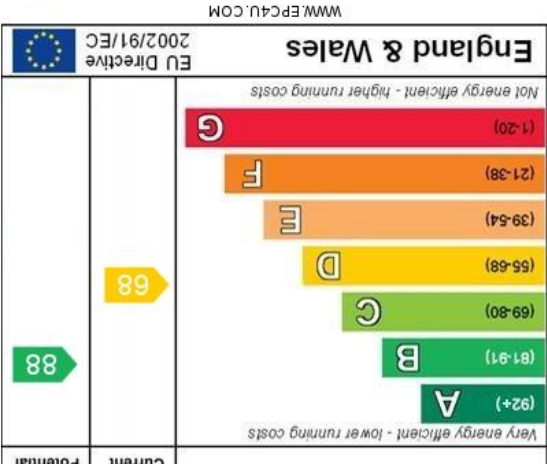
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 WELL PRESENTED TWO BEDROOM MODERN MID TERRACED
- ATTRACTIVE LOUNGE
- FITTED KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY



35 Wheatmoor Road, Sutton Coldfield, Birmingham, B75 7HH,
B75 7HH

£275,000



Property Description

POPULAR RESIDENTIAL LOCATION - This well-maintained modern mid terraced property in a sought-after location is within easy access to a local park ideal for walking and cycling routes which provide opportunities for outdoor activities and enjoying nature. Whether you're looking for a cozy home or a sound investment, this property is worth considering. Don't miss out on the chance to make this house your new home The house is in good condition, offering a comfortable living space for its new owners.

The property features spacious living room, ideal for entertaining guests or simply relaxing after a long day. The kitchen/diner is well-appointed and ready for culinary creations, making meal preparation a breeze. There are two bedrooms, providing ample accommodation for a small family or professionals looking for extra space. The bathroom is conveniently located to serve both bedrooms.

The property is situated in an area with excellent public transport links, making commuting a breeze. Nearby schools offer convenience for families with children, and local amenities are within easy reach for everyday needs.

Outside to the front the property is set back from the road behind a driveway providing off road parking and to the rear is a low maintenance landscaped enclosed rear garden.

INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.

Outside to the front the property occupies a pleasant position on the road and is set back behind a low maintenance shingle fore garden with shrubs and trees, pathway and driveway providing off road parking.

CANOPY PORCH

LIVING ROOM 13' 04" x 9' 00" (4.06m x 2.74m) Being approached by an opaque double glazed entrance door, with double glazed window to front, fireplace with surround and hearth, fitted with an electric fire, laminate flooring, spindle staircase flowing off to first floor accommodation, radiator and door through to inner hallway.

INNER HALLWAY With laminate flooring and doors off to kitchen/diner and guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising wash hand basin with two taps, tiled splash back surrounds, radiator, tiled floor and low flush WC.

KITCHEN/DINER 15' 04" x 7' 11" (4.67m x 2.41m) Kitchen Area: Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with mixer tap and tiled splash back surrounds, fitted gas hob with extractor hood above, built in electric cooker beneath, space for fridge, space and plumbing for washing machine, wall mounted gas central heating boiler, double glazed window to rear, tiled floor leading through to: Dining Area: Having radiator, space for table and chairs and double glazed door with matching side screens giving access out to rear garden.

LANDING Being approached by staircase from lounge, access to loft, airing cupboard housing hot water cylinder and doors off to bedrooms and bathroom.

BEDROOM ONE 12' 02" x 9' 10" (3.71m x 3m) Having built in storage cupboard, radiator and two double glazed windows to front elevation.

BEDROOM TWO 11' 09" x 8' 09" (3.58m x 2.67m) Having radiator and double glazed window to rear elevation.

BATHROOM Having a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush WC, part complementary tiling to walls, chrome ladder heated towel rail, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a pleasant low maintenance garden, being mainly paved, with raised planted borders with a variety of shrubs and trees, timber framed garden shed.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely availability for O2 limited availability for EE, Three & Vodafone and data limited availability for EE, Three, O2 & Vodafone
Broadband coverage -
Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 76 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach

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. 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

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991