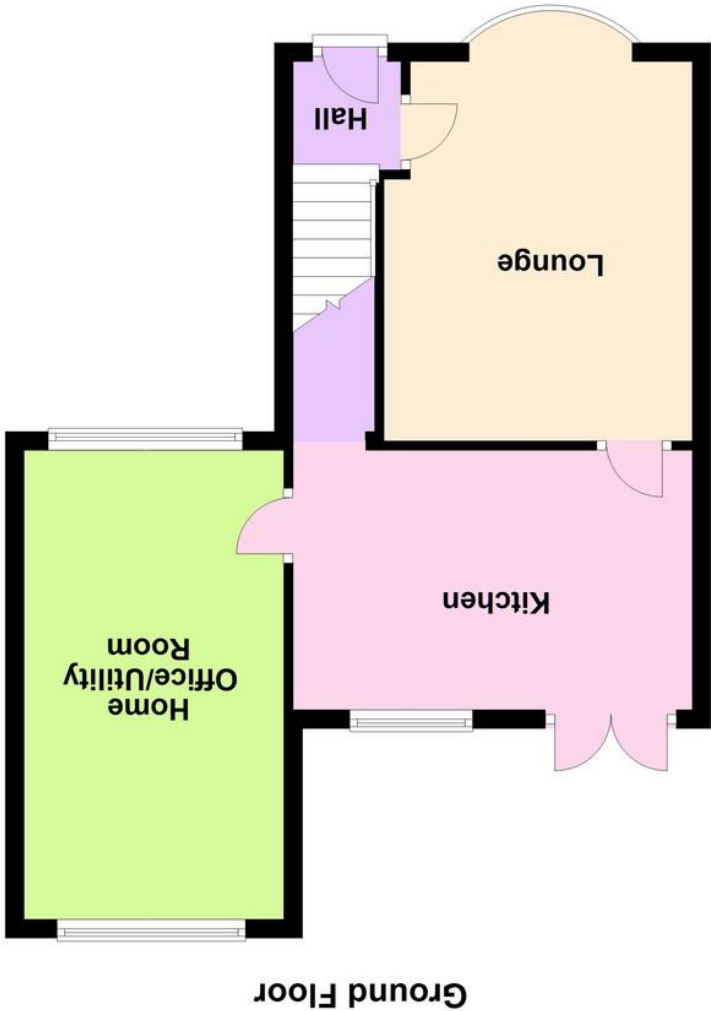
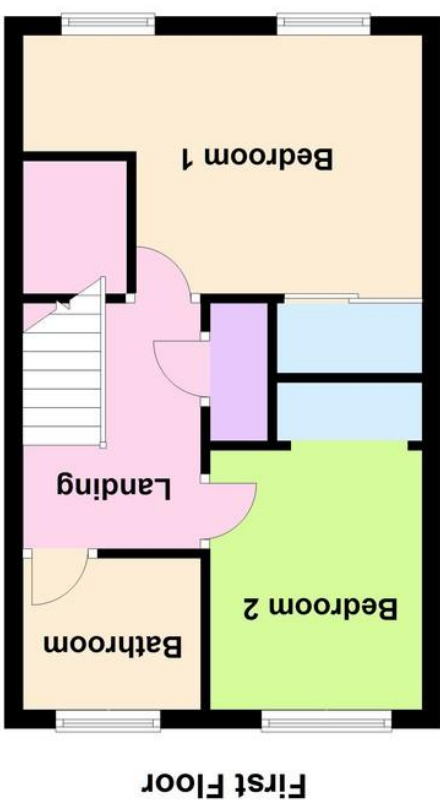


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- A WELL PRESENTED SEMI DETACHED HOUSE
- POPULAR CUL-DE-SAC LOCATION
- ATTRACTIVE LOUNGE
- SUPERB COMPREHENSIVELY FITTED KITCHEN/DINER
- MULTI FUNCTIONAL HOME OFFICE/UTILITY
- TWO BEDROOMS



The Riddings, Walmley, Sutton Coldfield, B76 1RW

Offers In Excess Of  
£280,000





## Property Description

**POPULAR RESIDENTIAL LOCATION** - This well presented two bedroom semi detached house occupies this popular Cul-de-sac location close to amenities including the shops and facilities in both Walmley village and Minworth with public transport on hand and excellent local schools in the vicinity. The accommodation in brief comprises: Reception hall, attractive lounge, superb comprehensively fitted kitchen/diner, multi-functional home office/utility room, landing, two bedrooms and a well appointed family bathroom. Outside the property is set back behind a fore garden and driveway providing ample off road parking and to the rear is an attractive low maintenance rear garden. **INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.**  
**\*\*\*DRAFT SALES DEATILS AWAITING VENDOR APPROVAL\*\*\***

**ENTRANCE HALL** Having door to front, stairs to first floor landing, double radiator, ceiling light point, laminate floor and door to lounge.

**LOUNGE** 13' 3" x 10' 2" (4.04m x 3.1m) Having double glazed bow window to front, single radiator, two wall lights and door to kitchen / diner.

**KITCHEN / DINER** 13' 1" x 9' 1" (3.99m x 2.77m) Being fitted with a matching range of wall and floor base storage units, double glazed window to rear, double glazed French doors to rear, ceramic sink, granite work surfaces, tiled splash backs, tiled floor, Smeg electric oven and Smeg electric hob with cooker hood over, integral dishwasher, integral fridge and freezer, breakfast bar, ceiling light point, single radiator and under stairs storage.

**HOME OFFICE/UTILITY ROOM** 17' 3" x 8' 3" (5.26m x 2.51m) (Converted from the original garage) With double glazed window to front and rear, door to kitchen, cupboard housing gas central heating boiler, plumbing for washing machine.

**FIRST FLOOR LANDING** Having loft access, airing cupboard, ceiling light point and doors to:

**BEDROOM ONE** 13' 2" x 9' 4" (4.01m x 2.84m) Having two double glazed windows to front, built-in wardrobe, single radiator and ceiling light point.

**BEDROOM TWO** 9' 3" excluding wardrobe x 6' 7" (2.82m x 2.01m) Having double glazed window to rear, built-in wardrobe, single radiator and ceiling light point.

**BATHROOM** Having double glazed window to rear, panelled bath with shower over, vanity wash hand basin, low level WC, full tiling to walls, tiled floor and down lighting to ceiling.

**FRONT** Having ample off road parking, lawned area and shrubs.

**REAR GARDEN** To the rear is an attractive landscaped low maintenance rear garden with paved patio and patio with artificial lawn garden with fencing to perimeter with slated boards.

Council Tax Band C 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** have 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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**WANT TO SELL YOUR OWN PROPERTY?**  
**CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991**