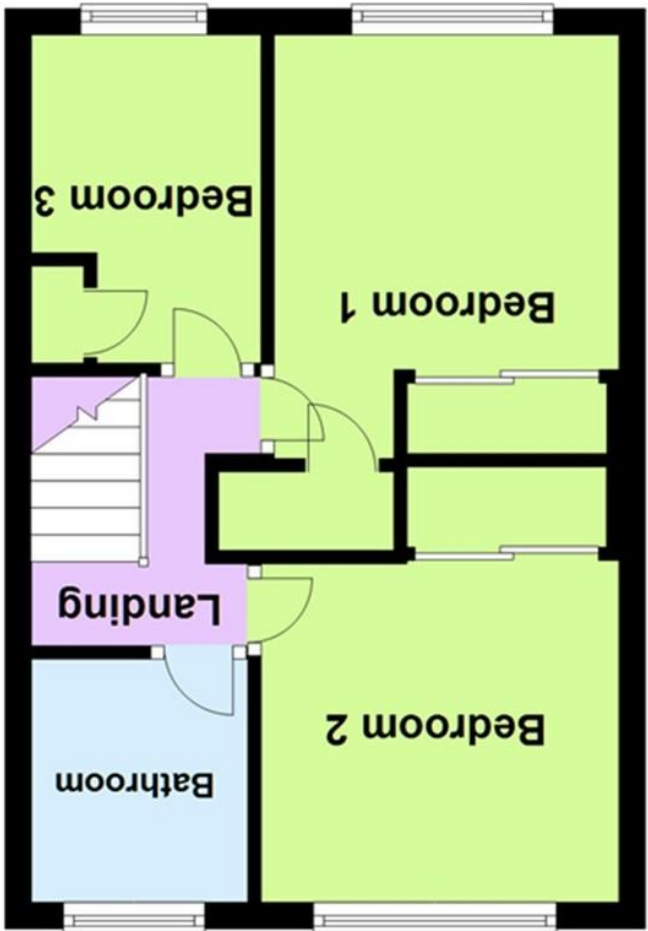
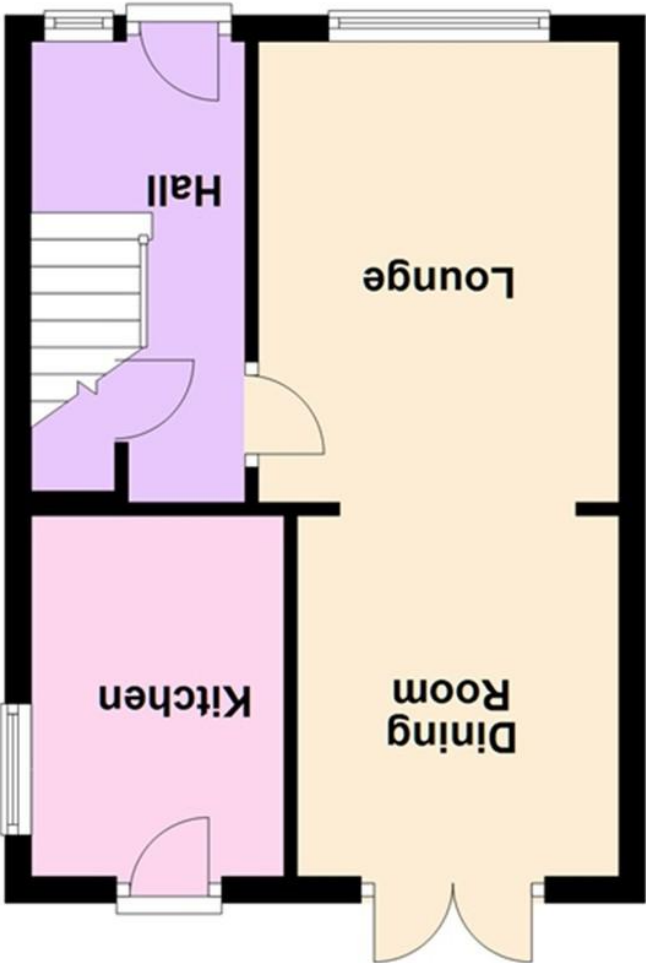


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor



Ground Floor

LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyancer.

Walmley | 0121 313 1991



- STUNNING MODERN STYLE PROPERTY
- GARAGE & OFF ROAD PARKING
- LOVELY LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- PRIVATE REAR GARDEN



Froggatts Ride, Walmley , Sutton Coldfield, B76 2TQ

Offers Over
£330,000



Property Description

This is a beautifully presented modern style Freehold three bedroom semi detached property located in a popular residential location. The interiors are wonderful throughout and comprise of entrance hall, beautifully presented living room leading through to the dining room, kitchen with a range of integrated appliances and door leading to the garden, to the first floor there are three excellent bedrooms and family bathroom. Outside there is off road parking to the front with access to the garage and to the rear there is a good sized garden with patio area and the remainder laid to lawn. Planning permission has been granted for a single storey extension to the rear of the property. Internal viewing is essential to appreciate the accommodation on offer and in more detail the accommodation comprises:

PORCH With door leading to:

HALLWAY 6' 02" x 13' 09" (1.88m x 4.19m) Having laminate flooring, radiator and doors leading to lounge and kitchen.

LOUNGE 10' 05" x 13' 02" (3.18m x 4.01m) With double glazed bay window to front, radiator and gas fire with surround and archway leading through to:

DINING ROOM 11' 06" x 9' 03" (3.51m x 2.82m) With laminate flooring, radiator, patio doors leading to garden and door leading to:

KITCHEN 7' 06" x 10' 10" (2.29m x 3.3m) With spot lights to ceiling, under unit lighting, integrated oven and hob, a range of wall and base units, double glazed single door to the rear opening into the garden, double glazed window to side, stainless steel one and a half bowl sink, integrated fridge freezer and integrated microwave.

FIRST FLOOR

BATHROOM 6' 01" x 6' 08" (1.85m x 2.03m) Having panelled bath with shower over and glass shower screen, low level WC, sink, radiator and double glazed obscure window to rear.

BEDROOM ONE 13' 01" x 9' 07" (3.99m x 2.92m) Having double glazed window to front, radiator, fitted wardrobes and door to airing cupboard.

BEDROOM TWO 9' 09" x 10' 07" (2.97m x 3.23m) Having double glazed window to rear, fitted wardrobes and radiator.

BEDROOM THREE 7' x 9' 06" (2.13m x 2.9m) Having double glazed window to front, radiator and storage cupboard.

LANDING Having loft access with loft ladder to semi boarded loft with light.

GARAGE 8' 10" x 25' 02" (2.69m x 7.67m) Having electric door to front, double glazed door to rear opening to garden, double glazed window to rear.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

N.B. The property has planning permission for a single storey extension to the rear, vendor can provide details on request.

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 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.