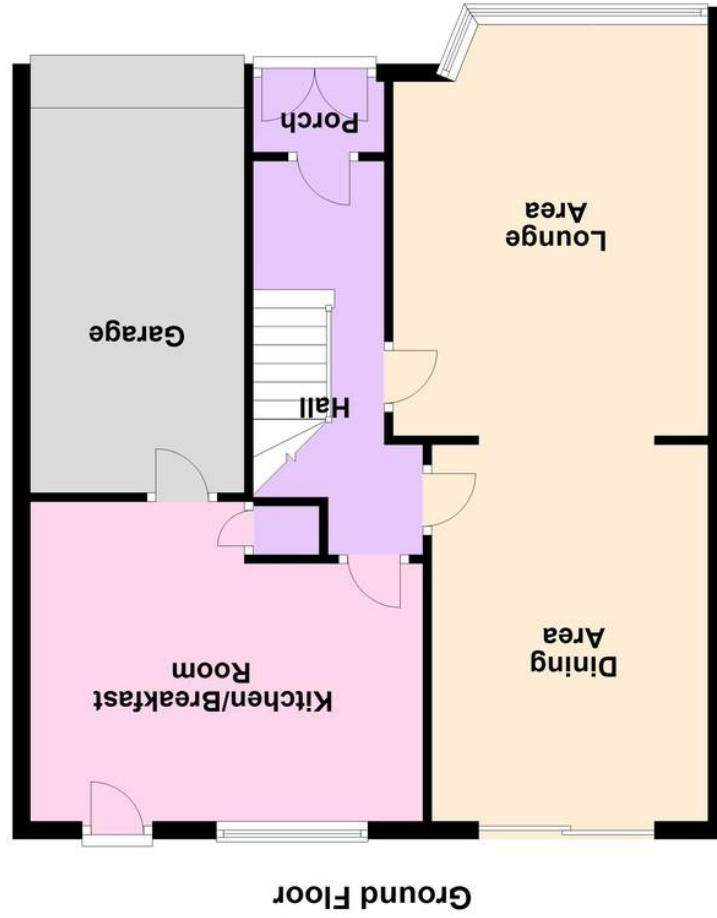
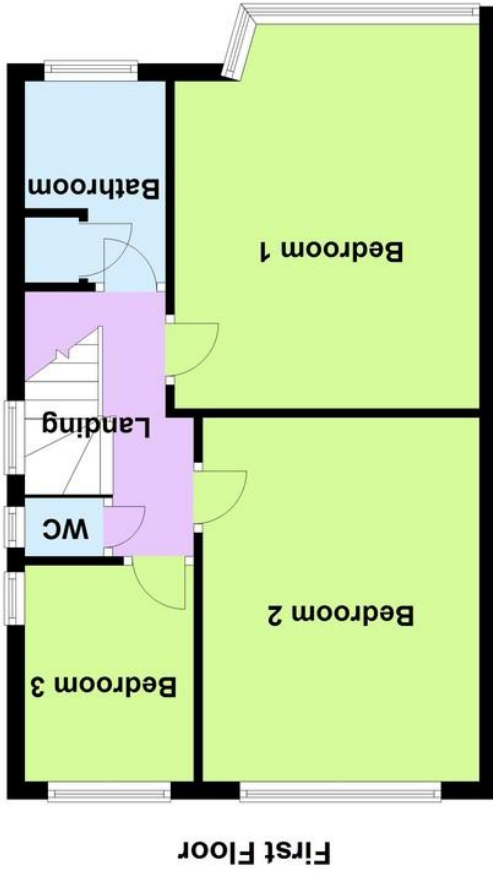


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- WELL PRESENTED 3 BEDROOM SEMI DETACHED
- SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS LOUNGE/DINER
- KITCHEN BREAKFAST ROOM
- MODERN REFITTED BATHROOM

Reddicap Heath Road, Sutton Coldfield, B75 7ES Asking price £325,000

Property Description

This well presented three bedroom traditional semi detached house occupies this popular residential location, being conveniently situated for local amenities including excellent local schools and shops with public transport on hand and transport links providing easy access into both Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. In brief the accommodation comprises entrance porch, welcoming reception hallway, through lounge dining room, superb kitchen / breakfast room, landing, three bedrooms and reappointed family bathroom. Outside to the front the property is set back from the road behind a fore garden and driveway providing ample off road parking giving access to the garage and to the rear there is a pleasant enclosed rear garden. In more detail the accommodation comprises:

ENCLOSED PORCH Being approached via double doors.

RECEPTION HALLWAY Being approached via reception door, with stairs off to first floor accommodation, useful under stairs storage cupboard, radiator and doors leading off to lounge, dining room and kitchen breakfast room.

LOUNGE 15' 4" x 11' 9" (4.67m x 3.58m) With double glazed window to front, radiator and opening through to dining room.

DINING ROOM 14' 1" x 10' 4" (4.29m x 3.15m) With double glazed sliding patio door giving access to rear garden and radiator.

KITCHEN BREAKFAST ROOM 11' 5" x 16' 5" max (3.48m x 5m) Having a comprehensive matching range of wall and base units with worktop surfaces over, incorporating inset sink unit with tiled splash back surrounds, built-in cooker and hob, space and plumbing for washing machine and further appliance, space for table and chairs, double glazed window to rear, double glazed door giving access out to rear garden, radiator, built-in storage cupboard and pedestrian access door to garden.

LANDING Approached via staircase passing double glazed window to side with access to loft and doors off to bedrooms, bathroom and separate WC.

BEDROOM ONE 11' x 11' 3" (3.35m x 3.43m) With double glazed bay window to front and radiator.

BEDROOM TWO 13' 7" x 10' 4" (4.14m x 3.15m) With double glazed window to rear and radiator.

BEDROOM THREE 8' 5" x 8' (2.57m x 2.44m) With double glazed window to rear and radiator.

FAMILY BATHROOM Having a white suite comprising panelled bath with shower over, vanity wash hand basin with chrome mixer tap and cupboards beneath, full complementary tiling to walls, radiator and opaque double glazed window to rear.

SEPARATE WC Having low flush WC and opaque double glazed window to side.

OUTSIDE To the front the property is set back from the road behind a neat lawned fore garden with driveway providing off road parking for several vehicles and access to the garage.

GARAGE 16' 8" x 8' (5.08m x 2.44m) With up and over door to front, light and power and pedestrian access door to kitchen breakfast room.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear there is a pleasant well maintained rear garden laid mainly to lawn, paved patio, fencing to perimeter, shrubs and trees.

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.

