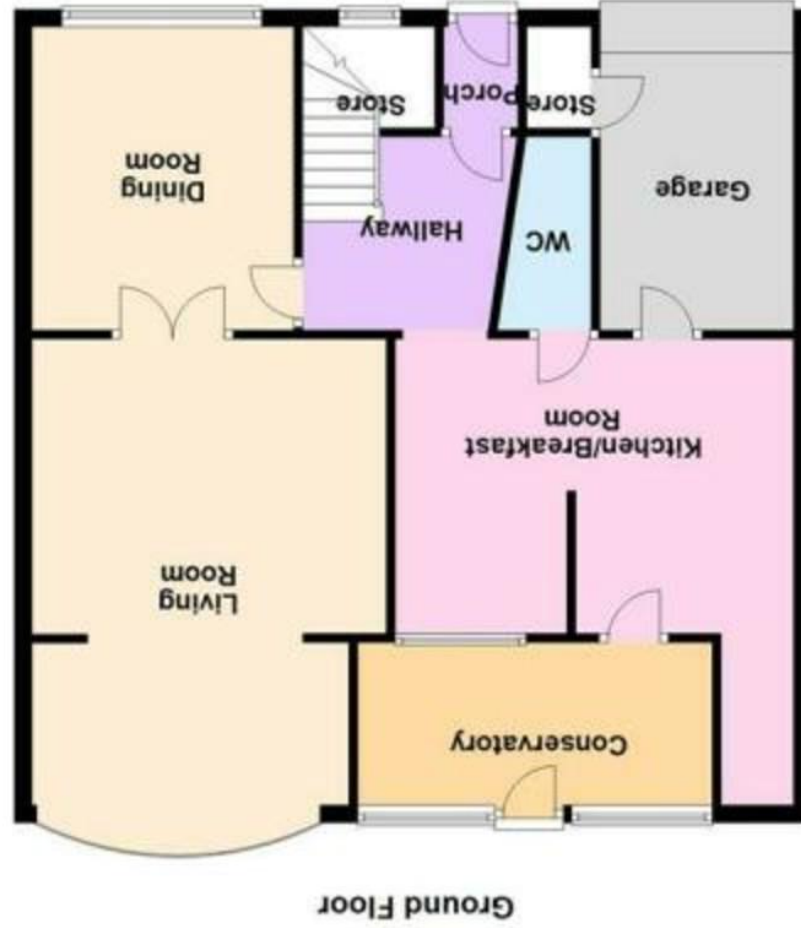
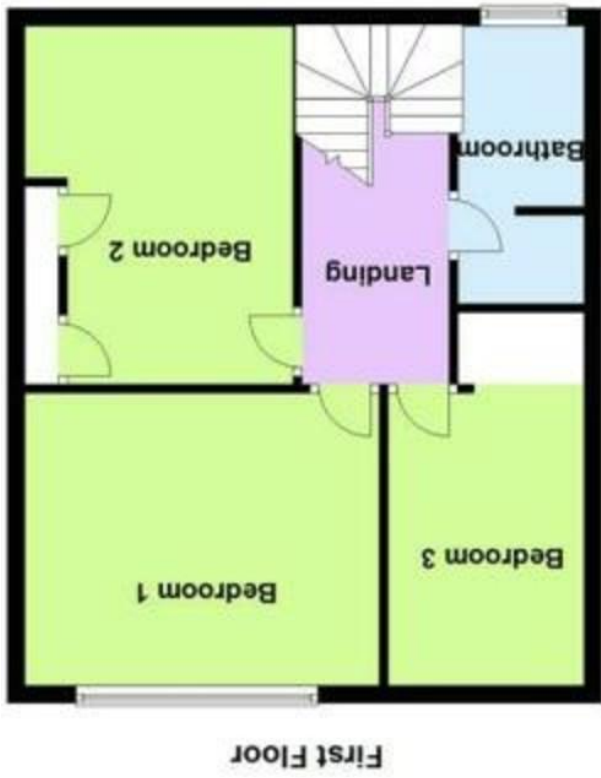
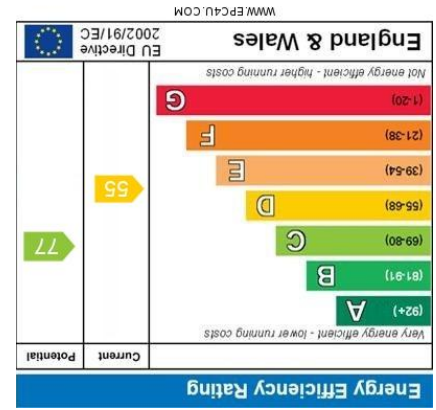


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 THREE BEDROOMED TRADITIONAL STYLE SEMI
- POPULAR RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GUEST CLOAKROOM



54 Rosslyn Road, Walmley, Sutton Coldfield, B76 1HF

£350,000



## Property Description

**SOUGHT AFTER RESIDENTIAL LOCATION.** This well presented three bedroomed traditional semi, occupies this sought after residential location, close to amenities including local schools and shops, with public transport hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation briefly comprises enclosed porch, reception hallway, guest cloakroom, front reception room, rear living room, kitchen/breakfast room, conservatory, landing, three good sized bedrooms and reappointed family bathroom. Outside to the front the property is set back behind a driveway giving access to the garage and to the rear there is a well maintained secluded rear garden. Internal viewing of this property is recommended.

Outside to the front the property is set back behind a block paved driveway providing off road parking with access to the garage, low maintenance shrub garden with walled perimeter.

**ENCLOSED PORCH** Being approached by a double glazed leaded entrance door with tiled floor.

**RECEPTION HALLWAY** Approached by a glazed reception door with staircase off to first floor, useful under stairs storage cupboard with double glazed window to front, laminate flooring, radiator and doors off to all rooms.

**DINING ROOM** 13' 08" into bay x 9' 11" (4.17m x 3.02m) Having coving to ceiling, laminate flooring, radiator and leaded double glazed window to front and glazed inter communicating doors leading through to extended living room.

**LIVING ROOM** 19' 08" max x 13' 05" max x 12' 00" min (5.99m x 4.09m) Focal point to the room is a feature fireplace with surround and hearth with a living flame, coal effect fire, coving to ceiling, radiator and double glazed bay window to rear elevation.

**KITCHEN/BREAKFAST ROOM** 18' 09" max x 11' 0" min x 15' 02" max (5.72m x 4.62m) Kitchen Area: Having a matching range of wall and base units with work top surfaces over, space for cooker with extractor hood above, space and plumbing for washing machine and other appliances, space for dining table and chairs, further matching range of matching wall and base units, with work top surfaces incorporating an inset one and a half bowl sink unit with mixer tap and tiled splash back surrounds, double glazed window to rear, tiled floor, double glazed skylight, useful recess for storage and glazed door through to conservatory.

**MULTI FUNCTIONAL CONSERVATORY** 12' 09" x 6' 07" (3.89m x 2.01m) Being of part brick construction with double glazed windows to rear, laminate flooring, double glazed French doors giving access out to rear garden.

**GUEST CLOAKROOM** Having a suite with a low flush WC, wash hand basin, part wood panelling to walls, opaque double glazed window to side.

**LANDING** Being approached by a turning staircase, with double glazed opaque window to front, access to loft via a pull down ladder, doors off to bedrooms and bathroom.

**BEDROOM ONE** 11' 01" to wardrobe x 10' 07" (3.38m x 3.23m) Having a range of built in wardrobes, radiator and double glazed window to rear elevation.

**BEDROOM TWO** 13' 08" x 10' 01" max (4.17m x 3.07m) Having a range of built in wardrobes, radiator and walk in double glazed leaded bay window to front.

**BEDROOM THREE** 11' 02" x 7' 03" (3.4m x 2.21m) With useful built in storage, radiator, double glazed window to rear elevation.

**FAMILY BATHROOM** Being reappointed with a white suite, paneled bath with electric shower over, vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, part complementary tiling to walls, airing cupboard housing hot water cylinder, opaque double glazed window to front and side elevation, laminate flooring and radiator.

**OUTSIDE** To the rear there is a well maintained good sized private garden with decked seating area and pathway leading to tiered neat lawned garden with a variety and an abundance of shrubs and trees with fencing and hedgerow to perimeter, useful timber framed garden shed and security light.

**GARAGE** 11' 07" x 6' 10" (3.53m x 2.08m) With up and over door to front, light and power and pedestrian access door to kitchen. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, Three and O2, limited for Vodafone and data likely available for EE and Three, limited for O2 and 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 60 Mbps. Highest available upload speed 18 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

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

**WANT TO SELL YOUR OWN PROPERTY?**  
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