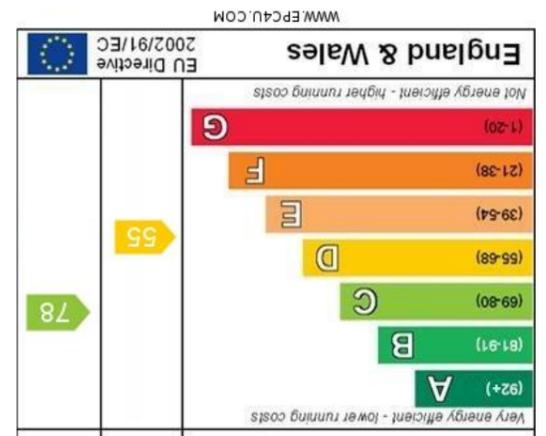


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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



- HIGHLY DESIRABLE LOCATION
- THREE BEDROOM SEMI DETACHED
- THROUGH LOUNGE DINING ROOM
- KITCHEN AND UTILITY ROOM
- BATHROOM AND SEPARATE WC
- GARAGE AND DRIVEWAY



35 Coldstream Road, Walmley, Sutton Coldfield, B76 1NW

£350,000



## Property Description

**HIGHLY DESIRABLE LOCATION-** This three bedroom semi detached house occupies this highly desirable location situated within heart of Walmley village within walking distance of the shops and facilities with public transport on hand and transport links providing easy access into Sutton Coldfield town centre, Birmingham City Centre and motorway connections.

The accommodation which offers scope and potential briefly comprises:- Entrance porch, reception hallway, through lounge dining room, kitchen, utility room, guest wc, landing, three bedrooms, family bathroom and separate wc. Outside to the front the property is set back behind a fore garden and driveway giving access to the garage and to the rear is a large secluded rear garden. Early internal viewing of this property is recommended which is available with no upward chain and in more detail the accommodation comprises:

Outside to the front the property is set well back from the road behind a neat lawned fore garden, block paved driveway providing off road parking with access to the garage, gated access to the rear.

**ENCLOSED PORCH** Being approached by a double glazed sliding door with quarry tiled floor and opaque double glazed door with matching side screens leading through to reception hallway.

**RECEPTION HALLWAY** Having stairs off to first floor accommodation, useful under stairs storage cupboard, radiator and doors leading through to lounge/dining room and kitchen.

**THROUGH LOUNGE/DINING ROOM** 24' 03" x 11' 00" (7.39m x 3.35m) Having fire place with surround and hearth, fitted with a gas fire, double glazed window to front, laminate flooring, two radiators, sliding patio doors giving access to rear garden.

**KITCHEN** 8' 10" x 7' 06" (2.69m x 2.29m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset sink unit with side drainer and hose style mixer tap, space for cooker, laminate flooring, radiator, double glazed window to rear and useful built in under stairs storage, double glazed door through to lobby.

**LOBBY** Having double glazed door giving access to rear garden with matching side screens, tiled floor, pedestrian access door to garage and door through to utility room/WC.

**UTILITY ROOM/GUEST CLOAKROOM** Having Belfast sink unit, low flush WC, space and plumbing for washing machine and further appliance, worktop surfaces over, tiled floor, radiator and opaque double glazed window to rear elevation.

**LANDING** Approached via a turning staircase passing opaque double glazed window to side, access to loft and doors off to bedrooms, bathroom and WC.

**BEDROOM ONE** 13' 00" x 10' 11" (3.96m x 3.33m) Having double glazed window to front, radiator.

**BEDROOM TWO** 11' 00" x 10' 09" (3.35m x 3.28m) Having double glazed window over looking rear garden, radiator.

**BEDROOM THREE** 9' 06" x 9' 01" (2.9m x 2.77m) Having double glazed window to front, radiator.

**BATHROOM** Having a white suite, comprising panelled bath, with electric shower over, vanity wash hand basin with mixer tap, cupboards and drawers beneath, radiator, cupboard housing gas central heating boiler and opaque double glazed window to rear elevation.

**SEPARATE WC** Having low flush WC and opaque double glazed window to rear elevation.



**GARAGE** Having double metal opening doors to front, light and power and pedestrian access door through to utility 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 larger than average secluded rear garden laid mainly to lawn with an abundance of trees, paved patio and external cold water tap.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely availability for Three, O2 & Vodafone limited availability for EE and data likely availability for O2 & Vodafone limited availability for EE & Three.  
 Broadband coverage -  
 Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.  
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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?**  
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

