

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

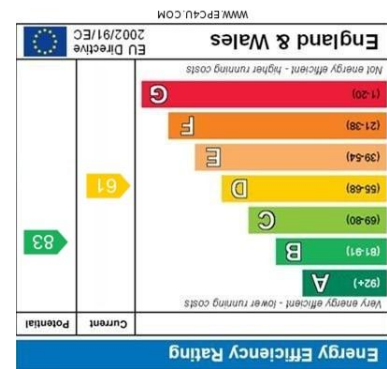


LEGAL READY

"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 Conveor.



Walmley | 0121 313 1991



- TRADITIONAL STYLE SEMI DETACHED HOUSE
- THREE BEDROOMS
- OFFERING SCOPE & POTENTIAL
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN

Windyridge Road, Walmley, Sutton Coldfield, B76 1HA

£350,000

Property Description

*** DRAFT DETAILS - A WAITING VENDORS APPROVAL *** Offering no upward chain, this traditional style three bedroom semi detached house occupies this popular residential location within walking distance of Walmley Village and its amenities including local schools and shops, with public transport on hand and transport links providing easy access into both Sutton Coldfield Town Center and Birmingham City Centre and motorway connections. The property which has scope and potential in brief comprises enclosed porch, reception hallway, two reception rooms, extended kitchen, landing, three bedrooms, bathroom and separate WC. Outside the property is set back behind a fore garden and driveway providing access to the garage and to the rear there is a well maintained wrap around enclosed rear garden. The property is offered for sale with no upward chain and in more detail comprises:

OUTSIDE To the front the property occupies a corner position set back from the road behind a neat lawned fore garden with brick wall, paved driveway providing off road parking, access to garage, gated access to rear and external light.

ENTRANCE PORCH Being approached via leaded double glazed entrance door with double glazed side screens, quarry tiled floor and meter cupboard.

RECEPTION HALLWAY Being approached via leaded stained glass reception door with matching side screens, stairs off to first floor accommodation, radiator and doors off to reception rooms and kitchen.

FRONT RECEPTION ROOM 15' 1" into bay x 10' 10" (4.6m x 3.3m) The focal point of the room is a chimney breast with brick fire place and surround fitted with living flame gas fire, walk-in double glazed bay window to front and radiator.

REAR RECEPTION ROOM 14' 1" x 10' 10" (4.29m x 3.3m) Having chimney breast with fire place, tiled back and hearth fitted with gas fire, radiator, double glazed walk-in bay window to rear with double glazed door giving access to rear garden.

EXTENDED KITCHEN 15' 6" x 8' 4" (4.72m x 2.54m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset stainless steel sink unit with side drainer, tiled splash back surrounds, space for cooker, space for fridge and freezer, space and plumbing for washing machine, radiator, two double glazed windows to rear, double glazed window to side, useful under stairs storage cupboard and opaque double glazed door giving access to rear garden.

FIRST FLOOR LANDING Being approached via turning staircase passing opaque double glazed window to side (window can be opened as fire escape), access to loft and doors off to bedrooms, bathroom and separate WC.

BEDROOM ONE 14' 11" into bay x 10' 10" (4.55m x 3.3m) Having chimney breast with fire place, radiator and walk-in double glazed bay window to front.

BEDROOM TWO 13' 11" max and 11' 4" min x 10' 10" (4.24m and 3.47m x 3.3m) With double glazed window overlooking rear garden, chimney breast with fire place and radiator.

BEDROOM THREE 7' 3" x 6' (2.21m x 1.83m) Having radiator and double glazed window to front.

BATHROOM Having a suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, full tiling to walls, airing cupboard and opaque double glazed window to rear elevation.

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

OUTSIDE To the rear there is a well maintained wrap around rear garden with block paved patio and pathway, gated access to front, two neat lawned gardens with a variety of shrubs and trees, fencing to perimeter and gated access to front.

GARAGE 15' 8" x 9' 3" (4.78m x 2.82m) With up and over door to front, light, power, glazed window to side and pedestrian access door giving access to rear garden.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - 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.

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