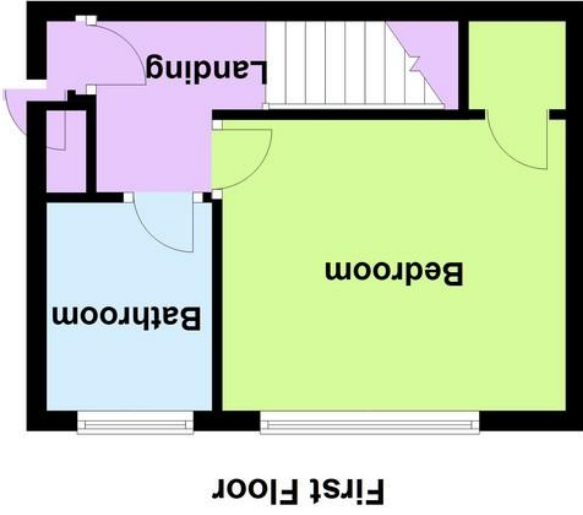


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- RECENTLY REFURBISHED ONE BEDROOM TOWN HOUSE
- SOUGHT AFTER CUL DE SAC LOCATION
- SUPERB OPEN PLAN KITCHEN / LIVING ROOM
- DOUBLE BEDROOM
- WELL APPOINTED BATHROOM

The Riddings, Walmley, Sutton Coldfield, B76 1RW

£210,000





## Property Description

This recently refurbished one bedroom town house occupies this sought after cul de sac within Walmley, being conveniently situated for amenities including shopping facilities within Walmley Village and Minworth, public transport on hand, transport links providing easy access out to Birmingham City Centre, Sutton Coldfield Town Centre and motorway connections. The accommodation which has undergone many cosmetic improvements to a high specification throughout briefly comprises superb open plan living room / kitchen with double doors out to rear garden, landing with storage, double bedroom and well appointed bathroom. Outside to the front the property is set back behind a multi vehicle block paved driveway and to the rear there is a good sized secluded well maintained 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 occupies this pleasant cul de sac location and is set back from the road behind a double width driveway providing ample off road parking with gated access to the rear.

### ACCOMMODATION

**OPEN PLAN LIVING ROOM / KITCHEN** 17' x 12' 11" (5.18m x 3.94m) Living Area

Being approached via double glazed entrance door with stairs off to first floor accommodation, radiator, double glazed French doors giving access out to rear garden and laminate flooring leading through to:

#### Kitchen Area

Being comprehensively refitted with a modern high gloss range of wall and base units with worktop surfaces over incorporating inset stainless steel sink unit with chrome mixer tap and splash back surrounds, fitted Halogen hob set in canopy above, built-in electric oven beneath, space and plumbing for washing machine, space for fridge freezer, double glazed window to rear and useful built-in under stairs storage cupboard.



**LANDING** Being approached via staircase from living area, having two useful built-in storage cupboards, access to loft and doors off to bedrooms and bathroom.

**BEDROOM** 11' 1" x 9' 10" (3.38m x 3m) Having cupboard housing gas central heating boiler, radiator and double glazed window to rear elevation.

**BATHROOM** Having a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush WC with part tiling to walls, chrome ladder heated towel rail and opaque double glazed window to rear elevation.

**OUTSIDE** To the rear there is a good sized enclosed private rear garden with paved patio and pathway leading to neat lawn with shrub borders, timber frame garden shed and gated access to front.

Council Tax Band B - 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.

