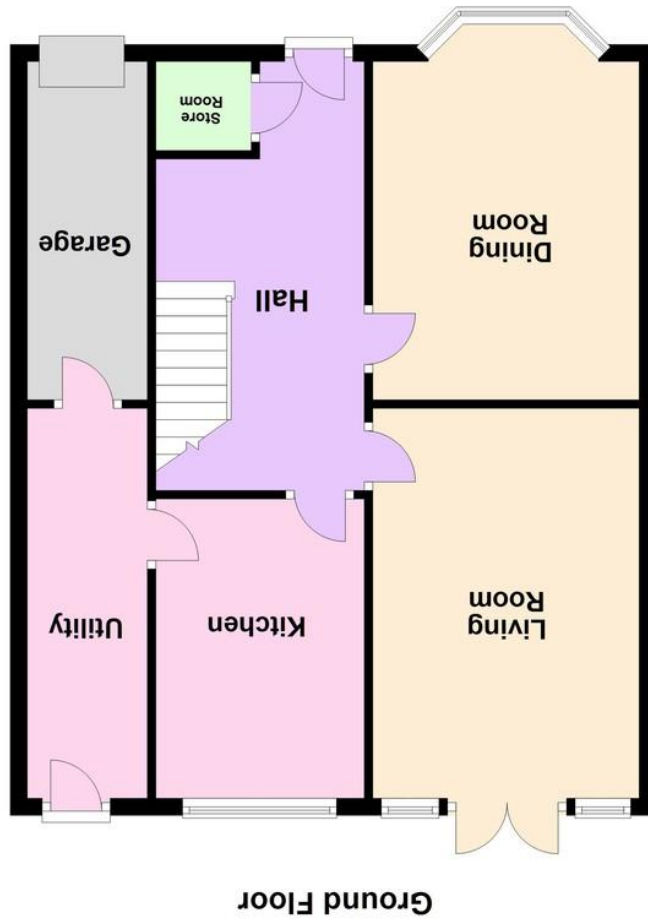
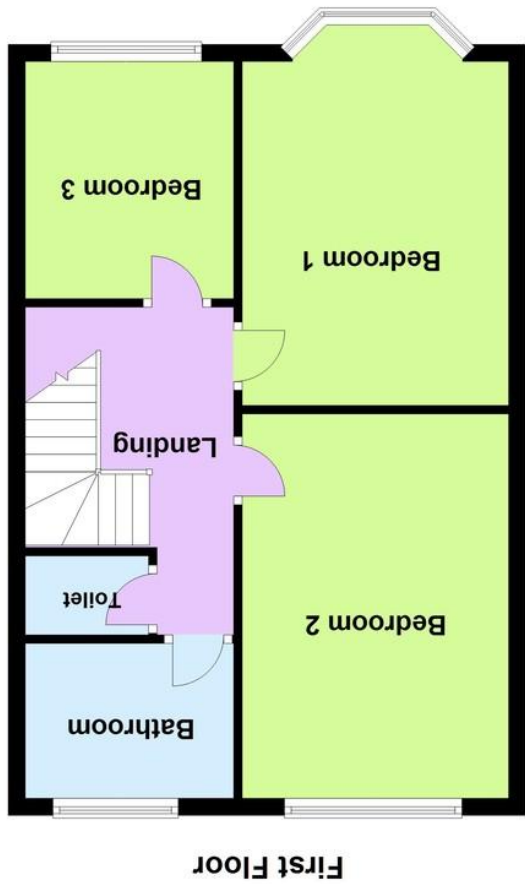
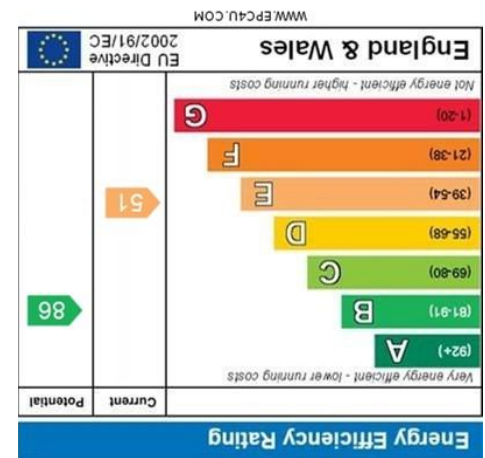


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Boldmere | 0121 321 3991



- THREE BEDROOM SEMI DETACHED HOME
- OFF ROAD PARKING
- TWO LARGE RECEPTION ROOMS
- LARGE REAR GARDEN
- SOUGHT AFTER LOCATION

Welford Road, Sutton Coldfield, B73 5DP

Offers Over £425,000



Property Description

Green and Company are pleased to bring to market this wonderful three bedroom semi detached home in the highly sought after location of Welford Road. Being in this popular residential location close to local amenities including the shops, bars and restaurants within Boldmere with public transport on hand as well as excellent local schools in the vicinity. The property in brief comprises; entrance hall, two reception rooms, kitchen, utility and stairs leading to all three bedrooms and main bathroom with separate wc.

ENTRANCE HALL Having laminate flooring, radiator, power points, ceiling light and doors leading to dining room, living room, kitchen, ground floor wc.

DINING ROOM 16' 7 max" x 10' 3" (5.05m x 3.12m) Having wooden flooring, double glazed bay window, power points, radiator and ceiling light

LIVING ROOM 15' x 10' 3" (4.57m x 3.12m) Having laminate flooring, log burner, double glazed French doors, ceiling light, power points and radiator.

KITCHEN 11' 10" x 8' (3.61m x 2.44m) Having tiled flooring, two self cleaning ovens, gas hob, built in ceiling speakers, extractor, tiled splash backs, dishwasher, ceiling spotlights and power points

UTILITY ROOM 15' x 4' 6" (4.57m x 1.37m)

LANDING Providing access to all bedrooms and main bathroom.

BEDROOM ONE 16' 4 max" x 10' 4" (4.98m x 3.15m) Carpeted, having double glazed bay window, ceiling light, radiator and power points.

BEDROOM TWO 15 max' x 11' 5" (4.57m x 3.48m) Carpeted, having double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 8' 9" x 6' 11" (2.67m x 2.11m) Carpeted, having double glazed window, radiator, ceiling light and power points.

BATHROOM 6' x 8' (1.83m x 2.44m) Having bath with overhead shower, double glazed window, ceiling light, wash basin and cupboard for storage.

SEPERATE WC

OUTSIDE The front of the property benefits from a tandem driveway providing off road parking for two cars whilst at the rear of the property is a large garden with a patio area providing plenty of space for garden furniture.

AGENTS NOTE We have been advised by the vendor that there is architectural extension plans and buildings approval that has been obtained for an extension into the roof and single level extension to the back of the property.

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.

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 321 3991