

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

Total area: approx. 115.0 sq. metres (1237.7 sq. feet)



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 THREE BEDROOM TRADITIONAL STYLE DETACHED
- OFFERING SCOPE AND POTENTIAL
- TWO RECEPTION ROOMS
- KITCHEN WITH UTILITY ROOM OFF
- THREE BEDROOMS
- BATHROOM

278 Walmley Road, Walmley, Sutton Coldfield, B76 2PL

Offers In The Region of
£400,000



Property Description

POPULAR RESIDENTIAL LOCATION This traditional style three bedroom detached family home, conveniently located for amenities including the shops and facilities within Walmley Village, with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief offers scope and potential to update throughout, briefly comprises enclosed porch, reception hallway, front and rear reception rooms, extended kitchen with utility room off, guest's cloakroom, landing, three bedrooms and bathroom. Outside to the front the property is set well back behind a deep fore garden and driveway providing ample off road parking with access to the garage and to the rear there is a good sized enclosed garden. Early internal viewing of this property is recommended and is available with no upward chain.

Outside to the front the property is set well back from the road behind a deep lawned fore garden with a variety of shrubs and trees with hedgerow to perimeter, driveway providing ample off road parking, with access to the garage.

ENTRANCE PORCH Being approached by glazed double doors with matching side screens, quarry tiled floor.

RECEPTION HALLWAY Being approached by an opaque glazed reception door, with leaded opaque glazed window to front, meter cupboard, radiator, spindle staircase leading off to first floor accommodation, built in cloaks/storage cupboard and doors off to reception rooms and kitchen.

FRONT RECEPTION ROOM 13' 03" into bay x 12' 11" (4.04m x 3.94m) Having walk in leaded glazed bay window to front, fireplace, coving to ceiling, radiator.

REAR RECEPTION ROOM 15' 04" x 13' 00" max 12' 00" min (4.67m x 3.96m) Having fireplace with surround and hearth, coving to ceiling, radiator and double glazed sliding patio doors giving access out to rear garden.

EXTENDED KITCHEN 11' 08" x 8' 00" max 6' 07" min (3.56m x 2.44m) Having a matching range of wall and base units with work top surfaces over, incorporating inset stainless steel sink unit, with tiled splash back surrounds, tiled floor, double glazed window to rear and door through to utility.

UTILITY ROOM 14' 07" max 9' 06" min x 07' 05" (4.44m x 2.26m) Having sink unit with cupboards below, and further wall mounted cupboards, space and plumbing for washing machine, wall mounted gas central heating boiler, glazed door with matching side screen giving access out to rear garden and pedestrian access door off to garage and further door to guest cloakroom.

GUEST CLOAKROOM Having a low flush WC and glazed window to rear elevation.

LANDING Approached via a spindle turning staircase passing double glazed window to side, with doors off to bedrooms and bathroom.

BEDROOM ONE 11' 02" x 12' 11" max (3.4m x 3.94m) With leaded glazed window to front, radiator.

BEDROOM TWO 11' 11" x 10' 10" (3.63m x 3.3m) With double glazed window to rear, built in storage cupboards, radiator.

BEDROOM THREE 8' 00" x 7' 06" (2.44m x 2.29m) With double glazed window to rear, radiator.



BATHROOM Having a white suite comprising panelled bath with electric shower over, low flush WC, part tiling to walls, pedestal sink unit, radiator and leaded glazed window to rear elevation.

GARAGE 16' 01" max 14' 07" min x 7' 06" (4.9m x 2.29m) With double timber opening doors to front, with light and power and pedestrian access door to utility. (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 mature enclosed rear garden, paved patio, a variety of shrubs and trees and fencing to perimeter.

Council Tax Band E 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

*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 Conveyer.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

