

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 Conveyor.

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Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed

Date



- SEMI DETACHED BUNGALOW THREE BEDROOMS (DINING ROOM OPTION)
- SPACIOUS LOUNGE
- FITTED KITCHEN
- BATHROOM WITH SHOWER CUBICLE
- SUNROOM/UTILITY
- DRIVEWAY AND SIDE GARAGE

41 Plants Brook Road, Walmley, Sutton Coldfield, B76 1HG

£340,000

Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

A three bedroom semi detached bungalow in a popular residential location within easy access of the amenities of Walmley Village, with public transport on hand, providing links and easy access to Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. Benefiting from no upward chain. The property comprises of: enclosed porch, welcoming hallway, spacious lounge, fitted kitchen, sun room/utility, three bedrooms (dining room option), useful loft room, bathroom with shower cubicle, feature rear garden and side garage. In more detail the property comprises:

ENCLOSED PORCH With obscure glazed side panels and sliding doors giving access to,

RECEPTION HALL Having radiator and doors off to lounge.

LOUNGE 15' 09" x 15' 01" (4.8m x 4.6m) Having a stone fire place and hearth housing a fitted living flame gas fire, radiator, patio doors with view over and access to rear garden.

FITTED KITCHEN 12' 05" x 9' 05" (3.78m x 2.87m) Having a range of base and wall units with work top surfaces over incorporating a one and a half bowl sink unit with mixer tap, tiled splash back surrounds, space for gas cooker, bay window to side, radiator, door leading through to sun room.

SUNROOM 20' 00" x 11' 03" (6.1m x 3.43m) Incorporating a utility area having work surface incorporating a circular stainless steel sink unit, space and plumbing for washing machine, radiator, wall light, patio doors leading out to rear, door to side garage and door to enclosed side passage, with door providing front access.

BEDROOM ONE 12' 08" x 11' 08" (3.86m x 3.56m) Having a feature bay window to the rear overlooking the garden, radiator and a range of fitted wardrobes to one wall with over head storage units, with feature arched recess to one wall and side display cabinets.

BEDROOM TWO 12' 00" x 9' 11" (3.66m x 3.02m) Double glazed window to the front, radiator.

BEDROOM THREE 10' 09" x 8' 00" (3.28m x 2.44m) Having double glazed window to front, radiator and stair case leading to loft room.

LOFT ROOM 19' 07" x 17' 00" max into eaves (5.97m x 5.18m) Providing an ideal storage facility, wall mounted gas fired boiler and offering further potential.

BATHROOM Having a suite comprising of a panelled bath, pedestal wash hand basin, low level WC, tiled shower enclosure, tiled walls and radiator, obscure double glazed window to side.

SIDE GARAGE 14' 09" x 8' 11" (4.5m x 2.72m) Having an enclosed work shop area with work bench and electric up and over door, power and lighting. (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 an enclosed feature garden comprising of a paved patio area with steps leaded up to shaped lawn, with well stocked borders, feature pond and a further secluded rear are currently comprising of a shed and green house. To the front of the property there is a fore garden with steps leading up to the main accommodation

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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