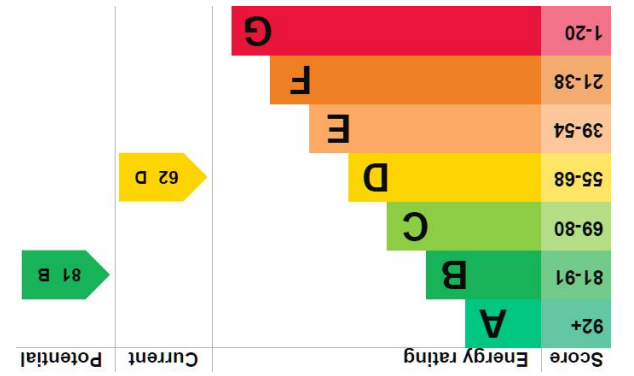


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Walmley | 0121 313 1991



- SEMI DETACHED BUNGALOW THREE BEDROOMS (DINING ROOM OPTION)
- SPACIOUS LOUNGE
- FITTED KITCHEN
- BATHROOM WITH SHOWER CUBICLE
- SUN ROOM/UTILTY

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 leading 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

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available likely for EE, O2, Vodafone, limited for Three and data available likely for EE, limited for Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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