

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



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 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations  
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	38
Potential	88

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- A LARGER STYLE THREE BEDROOMED TRADITIONAL SEMI DETACHED HOUSE
- OCCUPYING A SUBSTANTIAL CORNER PLOT OFFERING POTENTIAL
- TWO RECEPTION ROOMS
- BREAKFAST/KITCHEN WITH UTILITY OFF
- BATHROOM SEPARATE WC
- GARAGE AND DRIVEWAY



Parkhill Road, Walmley, Sutton Coldfield, B76 1EY

£310,000



## Property Description

Scope and potential to extend this larger style three bedroom traditional three bedroom semi detached house, occupies this popular residential location, close to amenities including local schools and shops with public transport on hand, transport links providing easy access into Sutton Coldfield Town centre, Birmingham City centre and motorway connections. The accommodation in brief, offers scope and potential and comprised, enclosed porch, reception hallway, two reception rooms, fitted breakfast/kitchen with utility room off, landing, three good sized bedrooms, bathroom, separate WC. Outside to the front the property is set back from the road behind a fore garden and driveway giving access to the garage and to the rear there is a good sized mature garden. Internal viewing of this property is recommended and is available with no upward chain.

Outside to the front the property is set back behind a fore garden with driveway giving access to the garage, gated access to rear and external light.

ENCLOSED PORCH Being approached by glazed double doors with quarry tiled floor.

RECEPTION HALLWAY Being approached by opaque double glazed reception door with matching side screens with wall mounted electric storage heater and stairs off to first floor accommodation, useful under stairs storage and doors off to all rooms.

FRONT RECEPTION ROOM 13' 10" into bay x 9' 10" (4.22m x 3m) Having chimney breast with wall mounted gas fire, coving to ceiling and walk in double glazed bay window to front.

REAR RECEPTION ROOM 14' 04" x 10' 00" (4.37m x 3.05m) Having fireplace with surround and hearth, walk in double glazed bay window to rear.

BREAKFAST/KITCHEN 11' 02" into bay x 9' 05" (3.4m x 2.87m) Having a matching range of wall and base units with work top surfaces over, incorporating inset stainless steel double sink unit with side drainer and tiled splash back surrounds, space for cooker, space and plumbing for washing machine, space for breakfast table and chairs, space for fridge/freezer, double glazed bay window to rear and double glazed door through to utility room.

UTILITY ROOM 8' 04" x 3' 11" (2.54m x 1.19m) With double glazed window to side, pedestrian door with access to garage and double glazed door giving access out to rear garden.



LANDING Approached via a turning stair case, passing leaded stained glass double glazed window to side, with access to loft and doors off to bedrooms and bathroom and separate WC.

BEDROOM ONE 13' 06" into bay x 9' 11" (4.11m x 3.02m) Having double glazed bay window to front.

BEDROOM TWO 14' 00" into x 9' 11" (4.27m x 3.02m) Having walk in double glazed bay window to rear.

BEDROOM THREE 10' 04" x 7' 01" (3.15m x 2.16m) Built in eaves storage cupboard, having double glazed bay window to front.

BATHROOM Having a suite comprising panelled bath, pedestal wash hand basin and floor mounted storage heater, airing cupboard housing hot water cylinder and opaque double glazed window to rear elevation.

SEPARATE WC Having low flush WC and opaque double glazed window to rear elevation.

GARAGE 14' 06" x 7' 04" (4.42m x 2.24m) Having light and power, two glazed double wooden doors, and opaque double glazed window to front and pedestrian access door through to utility.

OUTSIDE TO REAR There is a good sized South facing rear garden with paved patio which extends to the side of the property, neat lawned garden with mature shrubs and trees, timber framed garden shed, fencing and hedgerow to perimeter.

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

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