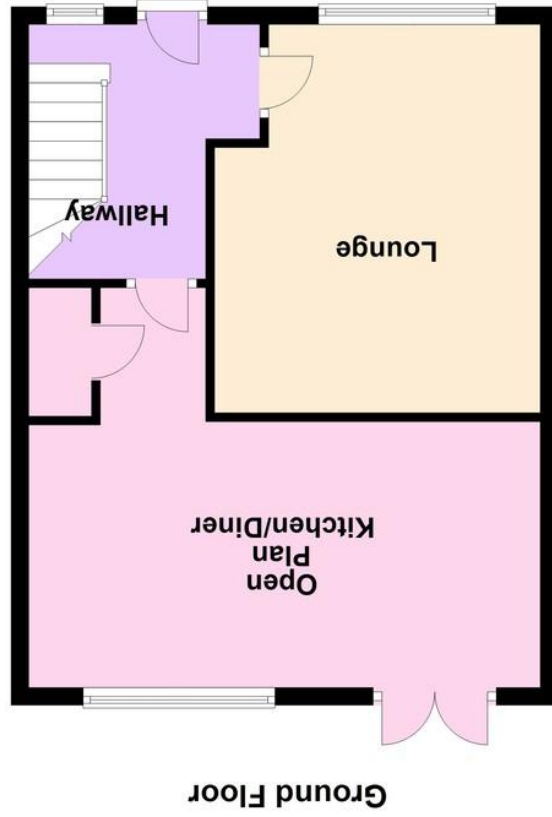
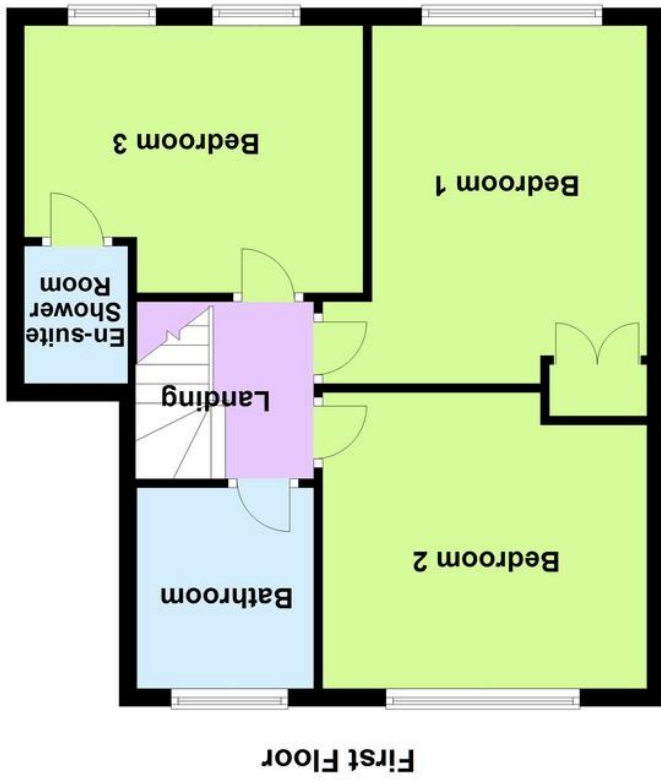
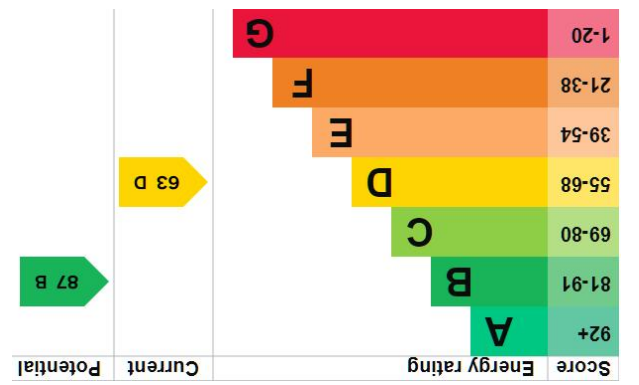


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- A BEAUTIFULLY PRESENTED THREE BEDROOM MID TERRACE HOUSE
- ATTRACTIVE LOUNGE
- SUPERB OPEN PLAN KITCHEN/DINER
- THREE EXCELLENT SIZE BEDROOMS ONE WITH ENSUITE
- WELL APPOINTED FAMILY BATHROOM
- MULTI-VEHICLE DRIVEWAY

171 Reddicap Heath Road, Sutton Coldfield, B75 7EN

£285,000



Property Description

HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION! This beautifully presented three bedroom mid terrace house occupies this highly sought after residential location, being well located for excellent schools with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The spacious accommodation which has undergone many cosmetic improvements throughout to a high specification briefly comprises; welcoming reception hallway, attractive through lounge, superb open plan kitchen/diner, landing, three excellent size bedrooms one with ensuite shower room, family bathroom, outside to the front the property is set back from the road behind a multi-vehicle driveway and to the rear is a good size enclosed rear garden. Internal viewing of this property is highly recommended. **NO UPWARD CHAIN**

ENTRANCE PORCH Being approached via composite double glazed entrance door.

WELCOMING RECEPTION HALLWAY Approached via opaque double glazed reception door with double glazed window to front, metre cupboard, feature tiled floor, stairs off to first floor accommodation and door through to lounge.

LOUNGE 14' 6"max x 12' 2"max 10' 2" min(4.42m x 3.96m max 3.1m min) Having downlighting, radiator and double glazed window to front.

OPEN PLAN KITCHEN/DINER 19' 1" x 14' 5"max 7' 8"min (5.82m x 4.39m max 2.34m min) Having a bespoke matching range of wall and base units with worktop surfaces over incorporating inset sink unit with hose style mixer tap, fitted induction hob with extractor hood over and built in breakfast bar with drawers and cupboards beneath, having two built in fan assisted self cleaning ovens with matching warming drawer beneath, integrated microwave, integrated fridge/freezer, integral dishwasher, designer tiled floor leading through to dining area having spaced for dining table and chairs, useful built in understairs storage cupboard, downlighting, double glazed window to rear and double glazed French doors giving access out to rear garden.

LANDING Approached via staircase from reception hallway and doors to bedrooms and bathroom.

BEDROOM ONE 13' 3" x 12' 4"max 10' 3"min (4.04m x 3.76m max 3.12m min) Having double glazed window to front, built in wardrobe and radiator.

BEDROOM TWO 11' 2" x 12' 2"max 9' 11"min (3.4m x 3.73m max 3.02m min) With double glazed window to rear, downlighting and radiator.

BEDROOM THREE 12' 8"max 8' min x 9' 10"max 7' 5"min (3.86m max 2.44m min x 3m max 2.26m min) With two double glazed windows to front, radiator and door through to ensuite shower room.

ENSUITE Having a white suite comprising; wash hand basin with chrome mixer tap, low flush WC, part tiling to walls, tiled floor, fully tiled enclosed shower cubicle with mains fed shower over.

FAMILY BATHROOM Having a white suite comprising; panel bath with mixer tap, mains fed shower over and fitted shower screen, pedestal wash hand basin, low flush WC, part complementary tiling to walls, tiled floor, cupboard housing gas central heating boiler, radiator and opaque double glazed window to rear.

OUTSIDE To the front the property is set back behind a multi-vehicle gravel driveway. To the rear is a good size rear garden with full width decked seating area, lawn, hedge row and fencing to perimeter, useful brick built store with outside WC and gated access to front.

Council Tax Band C 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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