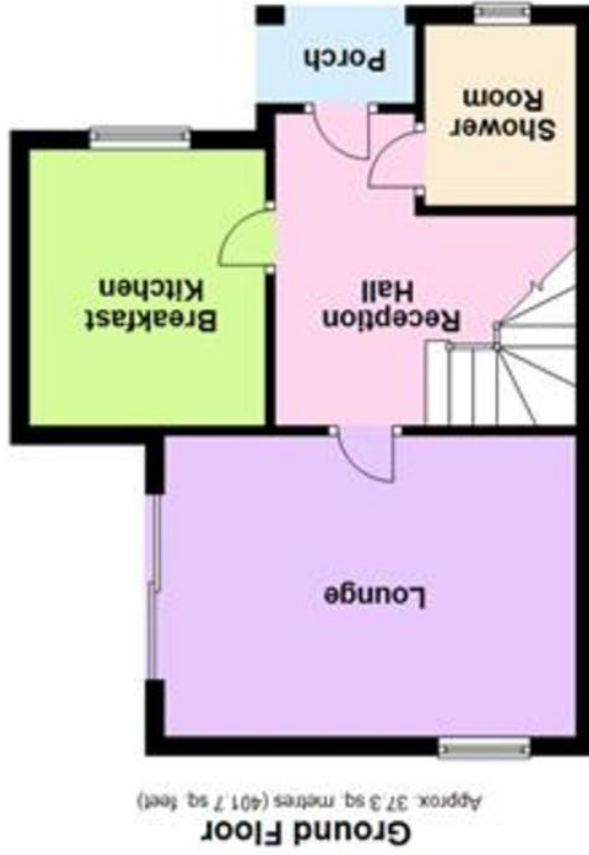
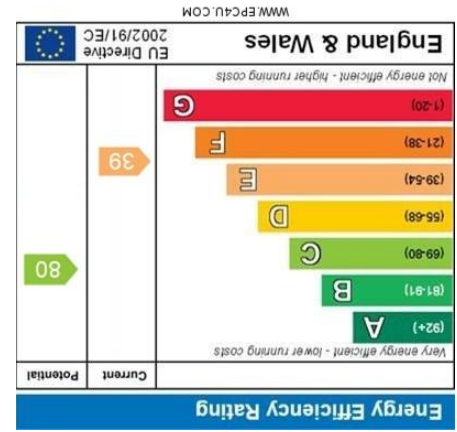


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 77.0 sq. metres (828.7 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 WELL PRESENTED TWO BEDROOM SEMI DETACHED RETIREMENT PROPERTY
- OCCUPYING THIS POPULAR RESIDENTIAL LOCATION WITHIN THE HEART OF WALMLEY VILLAGE
- WELCOMING RECEPTION HALLWAY
- ATTRACTIVE LOUNGE
- BREAKFAST KITCHEN

Checkley Croft, Walmley, Sutton Coldfield, B76 1GE

£290,000



## Property Description

A well presented two bedroom semi detached retirement property for the over 60's, occupying this sought after cul de sac location set within the heart of Walmley village and within easy access of amenities including local shops and facilities in Walmley village, Doctors and with public transport on hand giving access into Sutton Coldfield town centre, Birmingham City Centre and motorway connections. The well arranged accommodation briefly comprises welcoming reception hallway, attractive lounge, breakfast kitchen, ground floor shower room, first floor landing, two good sized bedrooms, principle bathroom. Outside the property is set in well kept communal grounds with a driveway providing off road parking and its own courtyard garden with well kept communal grounds as well as communal lounge and conservatory and laundry facilities. Early internal inspection of this property is highly recommended.

**OUTSIDE** The property is set in communal grounds and has a driveway providing off road parking, pathway access to canopy porch, having outside light.

**WELCOMING RECEPTION HALLWAY** Approached via leaded glazed reception door with turning spindled staircase off to first floor accommodation, wall mounted electric storage heater, meter cupboard and doors off to all rooms and useful under stairs storage cupboard.

**BREAKFAST KITCHEN** 9' 4" x 9' 10" (2.84m x 3m) Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap and tiled splash back surrounds, fitted halogen hob with extractor above, built-in electric cooker, integrated fridge/freezer, space for breakfast table and chairs and leaded double glazed window to front elevation.

**ATTRACTIVE LOUNGE** 14' 8" x 11' 2" (4.47m x 3.4m) Having fireplace with surround and hearth, coving to ceiling, wall mounted electric storage heater, useful built-in storage cupboard and leaded double glazed bay window to side and leaded double glazed sliding patio door leading out to patio area.

**GROUND FLOOR SHOWER ROOM** Having a white suite comprising vanity wash hand basin with chrome mixer taps with cupboards beneath, low flush wc, part tiling to walls, fully tiled enclosed shower cubicle with mains fed shower over, ladder heated towel rail, coving to ceiling and leaded double glazed window to front elevation.

**FIRST FLOOR LANDING** Approach via turning spindled staircase, having airing cupboard with shelving and doors off to bedrooms and bathroom.

**BEDROOM ONE** 12' 5" x 9' 9" (3.78m x 2.97m) Being as dual aspect room with leaded double glazed windows to side and rear elevation, built-in double wardrobes and wall mounted electric heater.

**BEDROOM TWO** 9' 9" x 8' 5" (2.97m x 2.57m) Having leaded double glazed window to front, wall mounted electric heater.

**BATHROOM** Having a four piece suite comprising a panelled bath with mains fed shower over, low flush wc, bidet, vanity wash hand basin with cupboards beneath, ladder heated towel rail, coving to ceiling and leaded double glazed window to side elevation.

**OUTSIDE TO THE REAR** A pleasant courtyard garden with retaining wall and paved patio leading out to lawned communal gardens.



Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast. Highest available download speed 85 Mbps. Highest available upload speed 20 Mbps.

Networks in your area - 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, there is a service charge payable of £252 PCM, to cover the upkeep of the communal gardens, use of Checkley Court laundry facilities and 24 hour emergency call system. 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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

