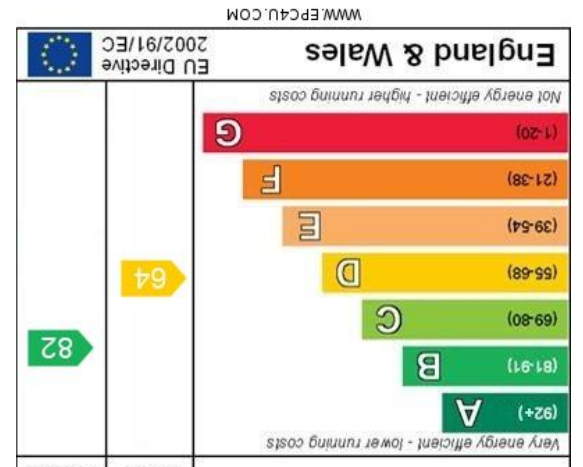


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 PROPERTY
- THREE BEDROOMS
- DINING/KITCHEN
- GROUND FLOOR WET ROOM
- FIRST FLOOR BATHROOM
- LOUNGE

19 Stapleton Close, Minworth, Sutton Coldfield, B76 1XT

£285,000



## Property Description

Situated in a popular residential location in a pleasant cul de sac off Coleville Road, being conveniently located for all local amenities, the property benefits from no upward chain and comprises entrance porch, reception hallway, lounge, fitted dining/kitchen, downstairs wet room with WC, three bedrooms, family bathroom, rear garden, ample parking and side garage. In more detail the accommodation comprises:

**ENTRANCE PORCH** Having double glazed entrance door, double glazed window to side, door to storage and double glazed inner door to reception hall.

**RECEPTION HALL** Stairs flowing of to first floor, radiator, door off to lounge.

**LOUNGE** 15' 00" x 11' 09" max 9' 10" min (4.57m x 3.58m) Having a double glazed bow window to the front with display shelf inset, fire surround and hearth, laminate flooring, radiator, door off to dining/kitchen.

**DINING/KITCHEN** 15' 01" x 10' 07" (4.6m x 3.23m) Having a range of base and wall units, with work top surfaces over, incorporating one and a half bowl sink unit with mixer tap, splash back tiling, split level hob and oven, space for washing machine and further, two radiators, double glazed window overlooking rear, French doors opening to rear garden and door to shelved storage area, door off to side passage.

**SIDE PASSAGE** Having door to garage, double glazed door providing rear access door off to wet room.

**WET ROOM** 10' 06" x 4' 08" (3.2m x 1.42m) Having a WC, shaped pedestal wash hand basin and shower area, radiator, obscure double glazed window to the rear.

**FIRST FLOOR LANDING** Having an obscure double glazed window to the side, door to built in storage housing gas fired boiler, access to loft spaces, doors off to bedrooms and bathroom.

**BEDROOM ONE** 13' 04" x 8' 05" (4.06m x 2.57m) Double glazed window to the front, radiator.

**BEDROOM TWO** 12' 08" x 8' 05" (3.86m x 2.57m) Double glazed window to the rear, radiator.

**BEDROOM THREE** 9' 00" x 6' 05" (2.74m x 1.96m) Double glazed window to the front, radiator, built in wardrobe.

**BATHROOM** Having a suite comprising of a panelled bath with shower over, shaped pedestal wash hand basin, low level WC, part tiled walls, obscure double glazed window to the rear and radiator.

**SIDE GARAGE** 18' 09" x 8' 11" (5.72m x 2.72m) Having up and over door, inter connecting door to rear side passage way, wall mounted gas meter. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** Enclosed rear garden, being laid mainly to lawn, paved patio area, to the front there is a lawned fore garden and driveway to the side providing off road parking and access to the garage.



Council Tax Band C Birmingham City Council

Predicated mobile phone coverage and broadband services at the property. Mobile coverage - voice and data available for EE, Three, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 238 Mbps. Highest available upload speed 35 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Openreach & Virgin Media.

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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