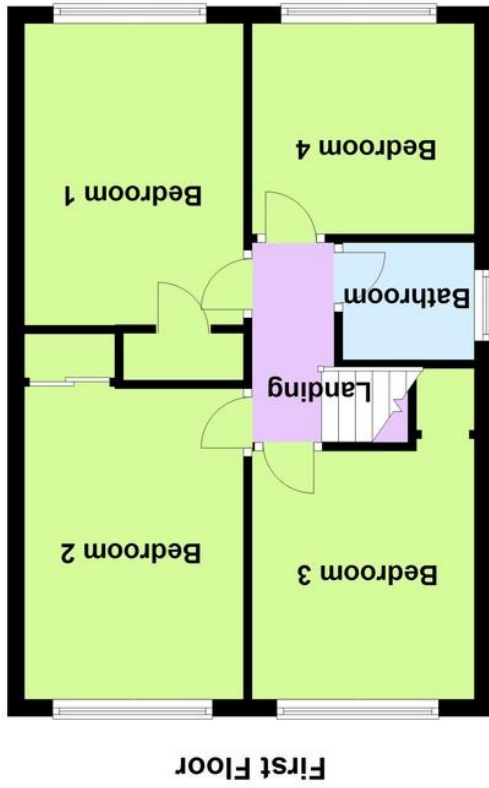


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- A WELL PRESENTED FOUR BEDROOM DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- ATTRACTIVE LOUNGE
- SEPARATE DINING ROOM
- FITTED KITCHEN



Stephens Road, Walmley, Sutton Coldfield, B76 2TS | Asking Price Of £320,000

Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

POPULAR RESIDENTIAL LOCATION. This four bedroom detached house occupies this popular residential location close to amenities, including local schools and shops, with public transport on hand and transport links on hand providing easy access to Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. Accommodation in brief comprises entrance porch, welcoming reception hallway, attractive lounge, separate dining room, fitted kitchen, utility room/ground floor shower room, landing, four good sized bedrooms and family bathroom. Outside to the front the property is set back behind a block paved frontage and to the rear there is a good sized pleasant enclosed rear garden. Internal viewing of this property is recommended.

OUTSIDE To the front the property is set back behind a neat lawned fore garden and block paved frontage.

ENCLOSED PORCH Being approached by a double glazed French doors.

RECEPTION HALLWAY Being approached via a glazed reception door with stairs off to first floor accommodation, radiator, under stairs storage and doors off to utility/store, lounge, dining room and guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising low flush WC, pedestal wash hand basin with tiled splash back surround, radiator, tiled floor and opaque double glazed window to side elevation.

LOUNGE 17' 07" x 11' 06" max 9' 6" min (5.36m x 3.51m) Having fireplace with surround and hearth, radiator, and double glazed sliding patio door with matching side screen giving access to rear garden.

DINING ROOM 16' 02" max 14' 10" min x 8' 08" (4.93m x 2.64m) Having double glazed window to front, space for dining table and chairs, radiator and door through to kitchen.

KITCHEN 8' 06" x 8' 06" (2.59m x 2.59m) Having a matching range of wall and base units with work top surfaces over incorporating an inset stainless steel sink unit with mixer tap above, tiled splash back surrounds, space for cooker, space for fridge freezer, double glazed window to front.

STORE 11' 04" x 6' 04" (3.45m x 1.93m) Having a double glazed window to rear, double glazed French doors giving access to rear garden and door through to utility room.

UTILITY ROOM/GROUND FLOOR SHOWER ROOM 11' 06" x 6' 10" max 4' 05" min (3.51m x 2.08m) Having a double enclosed shower cubicle, with mains fed shower over, space and plumbing for washing machine, inset stainless steel sink unit with side drainer, cupboard housing gas and electric meters, tiled floor, radiator and opaque double glazed window to front.

LANDING Being approached by a turning staircase with access to left and doors off to all rooms.

BEDROOM ONE 12' 09" to wardrobe x 8' 07" (3.89m x 2.62m) Having built in mirrored wardrobes with shelving and hanging rail, radiator and double glazed window to front.

BEDROOM TWO 11' 05" x 8' 08" (3.48m x 2.64m) Having built in mirrored fronted wardrobes with shelving and hanging rail, radiator and double glazed window to front.

BEDROOM THREE 08' 05" x 08' 08" (2.57m x 2.64m) Having built in storage cupboard housing gas central heating boiler, radiator and double glazed window to rear.

BEDROOM FOUR 8' 06" x 8' 02" (2.59m x 2.49m) With double glazed window to front,

radiator.

BATHROOM Having a white suite comprising a panelled bath, with pedestal wash hand basin, low flush WC, full tiling to walls, radiator and opaque double glazed window to side elevation.

OUTSIDE To the rear there is a pleasant good sized Easterly facing private rear garden with full width paved patio, neat lawn, with a variety of shrubs and trees to border, two timber framed garden sheds, to the side of the property there is a further paved area with potential to extend, subject to planning.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available likely for O2, limited for EE, Three, Vodafone and data available limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1Mbps.
 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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