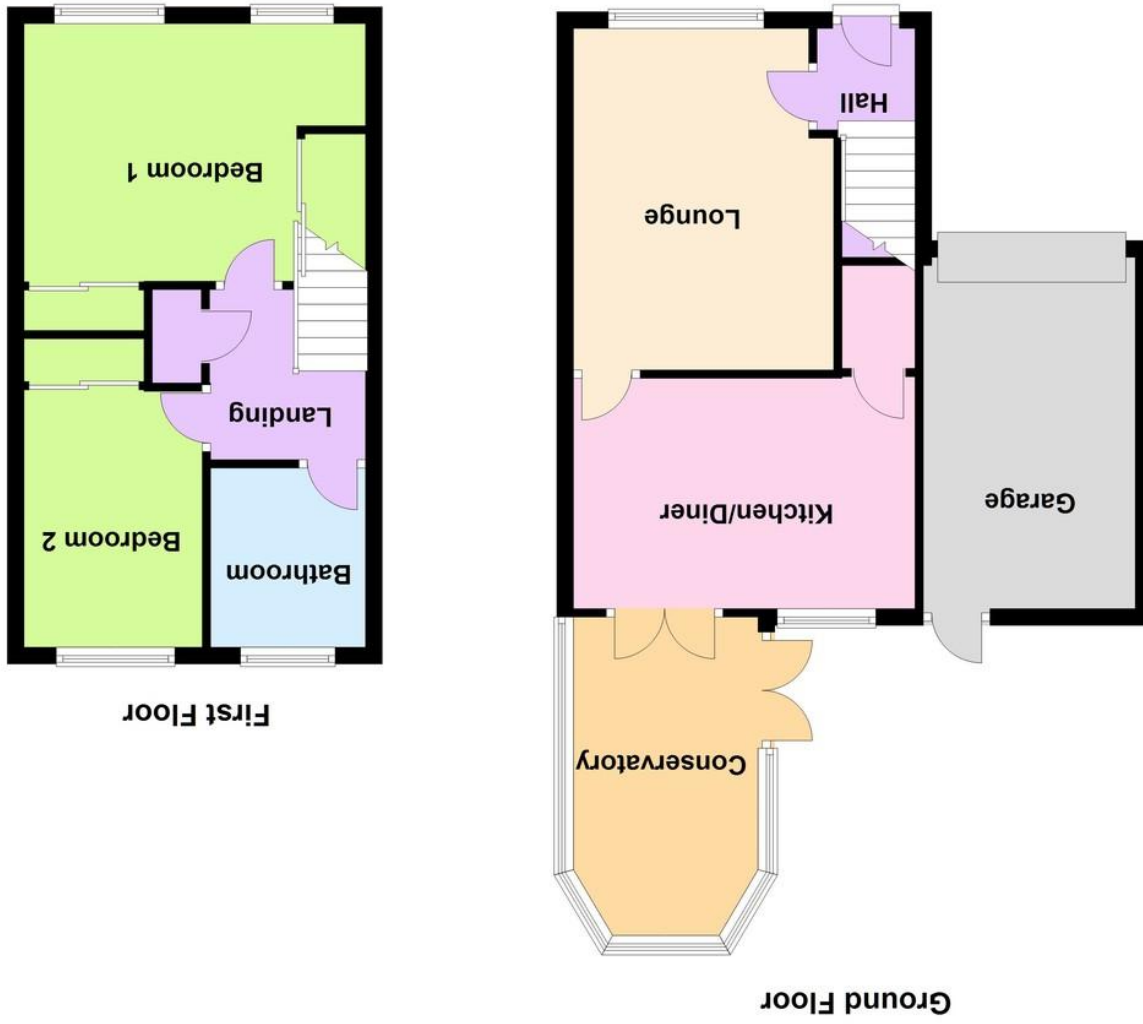


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



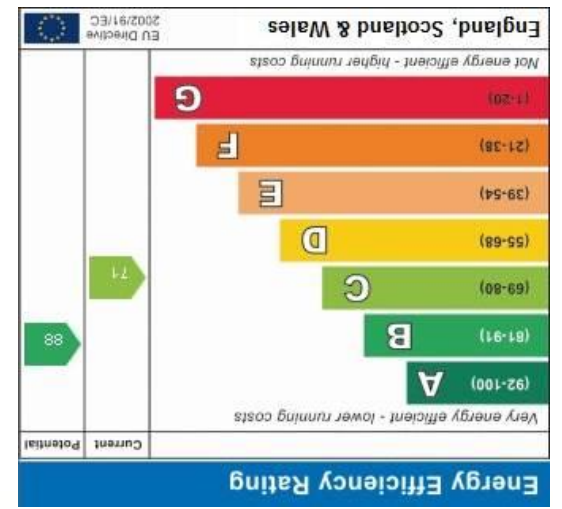
**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveor.



Walmley | 0121 313 1991



- A WELL PRESENTED TWO BEDROOM SEMI DETACHED
- ATTRACTIVE LOUNGE
- FITTED KITCHEN/DINER
- TWO BEDROOMS
- FAMILY BATHROOM
- GARAGE AND DRIVEWAY



Bates Close, Walmley, Sutton Coldfield, B76 1TL

Offers over £270,000



## Property Description

**SOUGHT AFTER CUL-DE-SAC LOCATION** - This well presented two bedroom semi detached house occupies this sought after Cul-de-sac location close to amenities including the shops and facilities within both Minworth and Walmley with public transport on hand and transport links providing easy access into both Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation briefly comprises: - Hallway, lounge, kitchen/diner, conservatory, landing, two bedrooms and family bathroom. Outside to the front the property is set back behind a driveway providing off road parking and access to the garage and to the rear is a well kept good sized enclosed rear garden. Early internal viewing of this property is recommended and in more detail the accommodation comprises:

**OUTSIDE** The property is set back behind a shared driveway and driveway giving access to the garage, low maintenance shingled fore garden and lawn.

**CANOPY PORCH** With outside light.

**RECEPTION HALLWAY** Approached via opaque double glazed reception door, laminate flooring stairs with balustrade off to first floor accommodation, radiator and door through to lounge.

**LOUNGE** 13' 5" max x 10' 4" max and 9' 2" min (4.09m x 3.15m and 2.80m) Having feature Adams style fire place with surround and hearth, fitted with electric fire, laminate flooring, radiator, double glazed window to front and door through to kitchen/diner.

**KITCHEN / DINER** 13' 3" x 9' 2" (4.04m x 2.79m) Having a matching range of wall and base units with worktop surfaces over incorporating inset one and a half bowl sink unit with chrome mixer tap and tiled splash back surrounds, fitted breakfast bar, laminate flooring, useful built-in under stairs storage cupboard, radiator, double glazed window to rear and double glazed French doors leading through to conservatory.

**CONSERVATORY** 12' 6" x 7' 1" (3.81m x 2.16m) Having double glazed windows to side and rear elevations, radiator, space for dining table and chairs and double glazed French doors giving access to rear garden.

**LANDING** Approached via staircase with access to loft, useful built-in storage cupboard and doors off to bedrooms and bathroom.

**BEDROOM ONE** 13' 3" max and 10' 3" min x 9' 4" max (4.04m and 3.13m x 2.84m) With two double glazed windows to front, two built-in double wardrobes and radiator.



**BEDROOM TWO** 9' 2" x 6' 9" (2.79m x 2.06m) Having built-in double wardrobe with sliding door, radiator and double glazed window to rear.

**FAMILY BATHROOM** Being fully tiled with a white suite comprising panelled bath with mixer tap and mains fed shower over, pedestal wash hand basin with mixer tap, low flush WC, radiator and opaque double glazed window to rear elevation.

**OUTSIDE** To the rear there is a good sized well maintained Easterly facing rear garden with full width paved patio, neat lawn with shrubs borders with a variety of shrubs and trees, timber frame garden shed, security light, fencing to perimeter and pedestrian access door to garage.

**GARAGE** 16' 11" x 8' 6" (5.16m x 2.59m) With up and over door to front, light and power, wall mounted gas central heating boiler, plumbing and pedestrian access door to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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.

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

