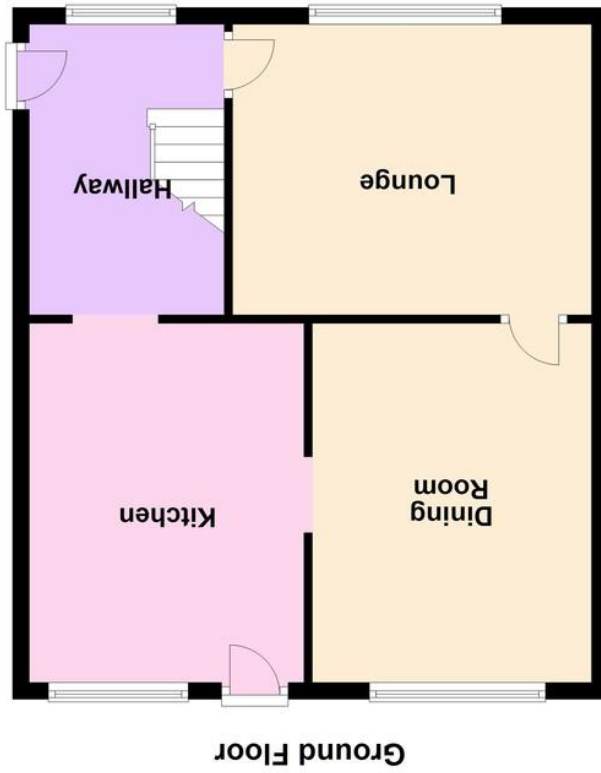
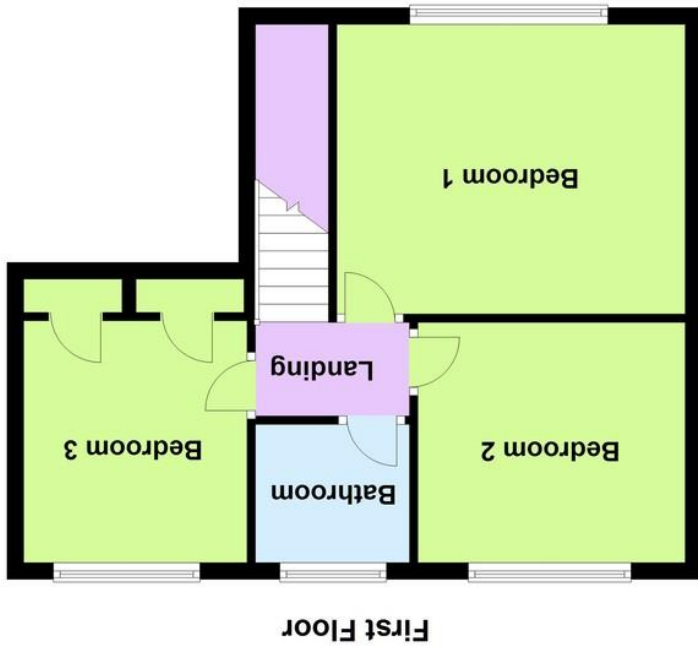
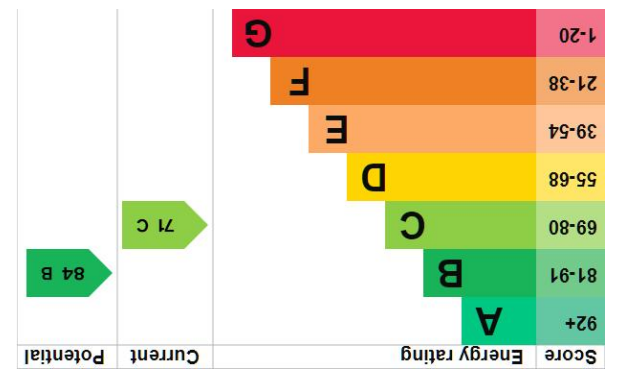


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed Date



- A WELL PRESENTED THREE BEDROOM MID TERRACE
- POPULAR RESIDENTIAL LOCATION
- ATTRACTIVE LOUNGE
- SEPARATE DINING ROOM
- FITTED KITCHEN

95 Churchill Road, Sutton Coldfield, B75 7JY

£265,000

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

POPULAR RESIDENTIAL LOCATION! This well presented three bedroom end terraced house occupies this sought after residential location, conveniently situated for local amenities including an excellent range of local schools with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises; welcoming reception hallway, attractive lounge, separate dining room, fitted kitchen, landing, three bedrooms, family bathroom, outside to the front the property is set back behind a full width block paved driveway providing ample off road parking and to the rear is a good size enclosed rear garden. Early viewing of this property is recommended.

WELCOMING RECEPTION HALLWAY Being approached via opaque double glazed reception door with double glazed window to front, laminate flooring, spindled staircase off to first floor accommodation and doors off to lounge and kitchen.

LOUNGE 14' 2" x 11' 5" (4.32m x 3.48m) Focal point of the room is a feature fireplace with surround and hearth fitted with living flame gas fire, coving to ceiling, radiator, double glazed window to front and door through to dining room.

DINING ROOM 11' x 9' 4" (3.35m x 2.84m) Having laminate flooring, radiator, space for dining table and chairs, double glazed window to rear and opening through to kitchen.

KITCHEN Being reappointed with a modern range of high gloss wall and base units with worktop surfaces over incorporating inset one and half bowl sink unit with chrome mixer tap, fitted gas hob with extractor hood above, built in electric cooker beneath, integrated fridge and freezer, space and plumbing for washing machine, cupboard housing gas central heating boiler, downlighting, coving to ceiling, double glazed window to rear, part tiling to walls and double glazed door giving access to rear garden.

LANDING Approached via spindled staircase with access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 14' 2" x 11' 5" (4.32m x 3.48m) With double glazed window to front, coving to ceiling and radiator, useful built in storage cupboard.

BEDROOM TWO 11' 2" x 9' 6" (3.4m x 2.9m) With double glazed window to rear, coving to ceiling and radiator.

BEDROOM THREE 9' 5" x 8' 9" (2.87m x 2.67m) With two useful built in storage cupboards, radiator, coving to ceiling and double glazed window to rear.

FAMILY BATHROOM Having a white suite comprising; double ended panel bath with electric shower over and fitted shower screen, pedestal wash hand basin, low flush WC, part tiling to walls, radiator and opaque double glazed window to rear.

OUTSIDE To the front the property is set well back from the road behind a multi-vehicle block paved driveway and pathway with gated access to rear and outside light. To the rear is a good size Southerly facing rear garden with paved patio and lawn, a variety of useful brick built stores, fencing to perimeter and gates shared access to front.

Council Tax Band B 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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