

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



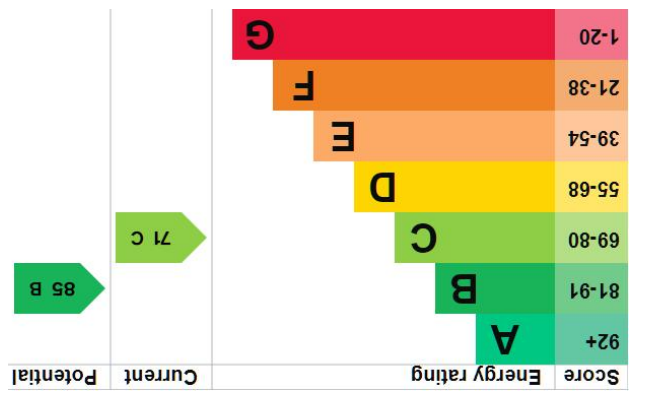
LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract 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 Conveyor.



Walmley | 0121 313 1991



- A WELL PRESENTED THREE BEDROOM MID TERRACE HOUSE
- POPULAR CUL-DE-SAC LOCATION
- SPACIOUS THROUGH LOUNGE/DINING ROOM
- FITTED KITCHEN



Wilson Drive, Sutton Coldfield, B75 7PW

£230,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

OFFERED WITH NO UPWARD CHAIN! This well presented three bedroom mid terraced occupies this popular cul-de-sac location close to amenities including local schools and shops, public transport on hand and transport links proving easy access into Sutton Coldfield Town Centre, Birmingham City Council and motorway connections. The accommodation in brief comprises; reception hallway, attractive through lounge dining room, fitted kitchen, utility room with guest cloakroom room off, landing, three good size bedrooms, family bathroom and separate WC, multi-vehicle driveway, good size enclosed rear garden, no upward chain.

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

LOUNGE 18' 11" x 12' 10" min (5.77m x 3.66m max 3.3m min) Being a dual aspect room with double glazed windows to front and rear, laminate flooring, two radiators and door through to kitchen.

KITCHEN 11' 3" x 10' 3" max 8' 6" min (3.43m x 3.12m max 2.59m min) Having a modern range of wall and base units with work top surfaces over incorporating inset one and half bowl sink unit with mixer tap and tiled splash back surrounds, fitted gas hob with extractor hood above, built in electric cooker beneath, space for dishwasher, space for fridge/freezer, tiled floor, double glazed window to rear, radiator, double glazed door giving access to rear garden and door through to utility room.

UTILITY ROOM 9' 10" x 5' 4" (3m x 1.63m) Having base units with worktop surfaces over, space and plumbing for washing machine, useful understairs storage, tiled floor, radiator, opaque double glazed window to front, door to side and door to guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising; low flush WC, slimline vanity wash hand basin with chrome mixer tap and tiled splash back surrounds and tiled floor.

BEDROOM ONE 12' 1" x 12' 8" (3.68m x 3.86m) Having double glazed window to front, laminate flooring and radiator.

BEDROOM TWO 15' 7" max 12' 4" min x 10' 3" (4.75m max 3.76m

minx 3.12m) With two double glazed windows to front, laminate flooring and radiator.

BEDROOM THREE 10' 4" x 9' 6" (3.15m x 2.9m) Having double glazed window to rear, cupboard housing Baxi gas combination central heating boiler, laminate flooring and radiator.

BATHROOM Having a three piece white suite comprising; double ended panel bath with mixer tap and shower attachment, pedestal wash hand basin, part tiling to walls, fully tiled enclosed shower cubicle with jacuzzi shower over, tiled floor, radiator and opaque double glazed window to rear.

SEPARATE WC Having low flush WC, tiled floor, part tiling to walls and opaque double glazed window to rear.

OUTSIDE The property occupies a pleasant position on the cul-de-sac, set back behind a full width gravel multi-vehicle driveway with fencing to perimeter and canopy porch with outside lights. To the rear is a landscaped good size enclosed rear garden with full width paved patio, steps in sleepers leading to tiered lawn with further steps to further tiered lawn area, fencing to perimeter, gated access to front and cold water tap.

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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