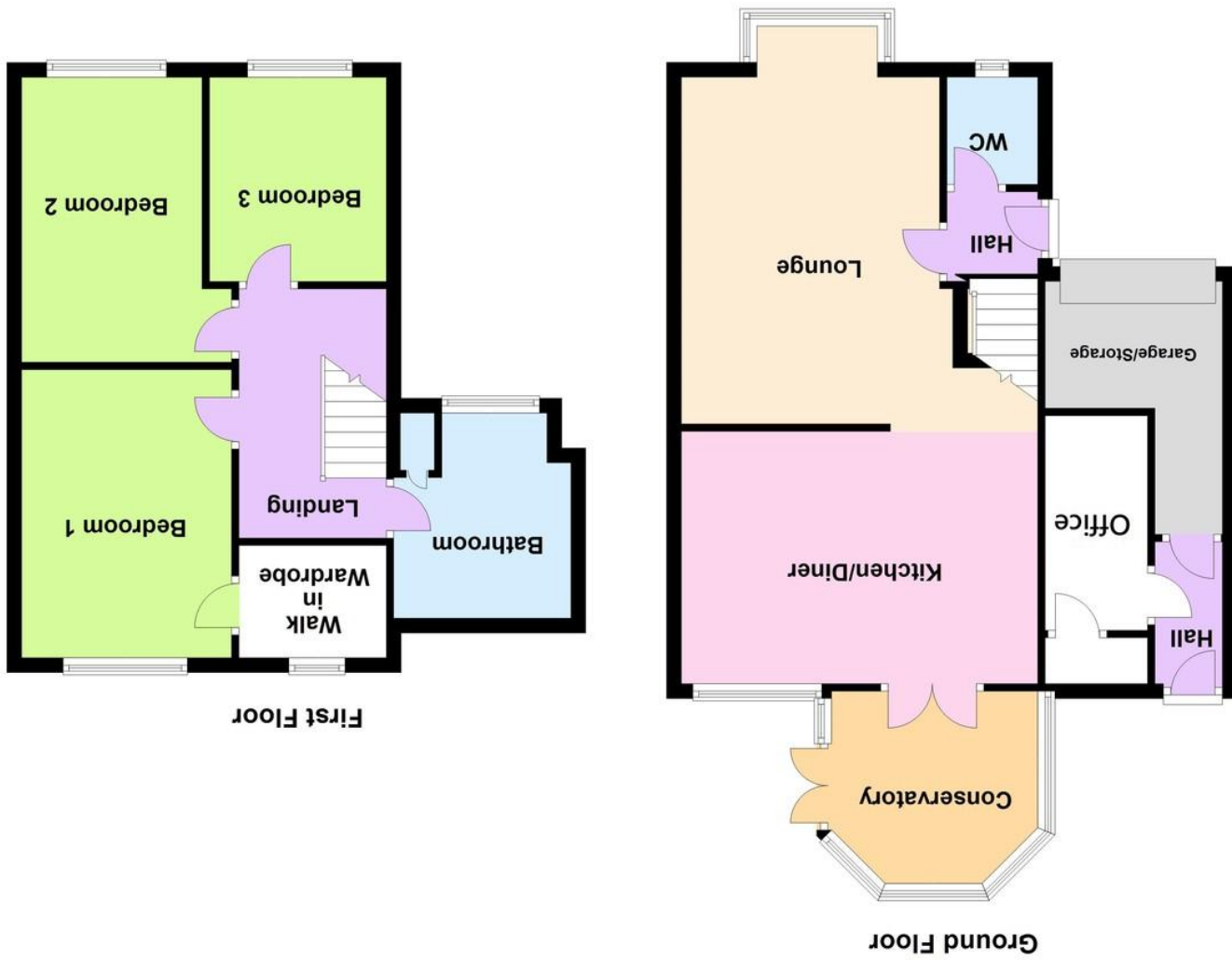


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- SUPERBLY PRESENTED DETACHED FAMILY HOME
- OCCUPYING A LOVELY CORNER POSITION
- WELL MAINTAINED & TASTEFULLY DECORATED THROUGHOUT
- THREE BEDROOMS
- EXCELLENTLY FITTED KITCHEN / DINER
- SUPERBLY SPACIOUS MODERN FAMILY BATHROOM

Shrubbery Close, Walmley, Sutton Coldfield, B76 1WE Offers Over £425,000

Property Description

Set in the highly desirable cul-de-sac just off Penns Lane, this detached 3 bedroom family home must be viewed internally, the property comprises of entrance hall, guest cloakroom, lounge, fitted kitchen/diner, conservatory, upstairs there are 3 spacious bedrooms, smallest being 9'2" by 7'10" and family bathroom, outside has garden to front and rear and off road parking to garage. In more detail the accommodation comprises:

ENTRANCE HALL Having double glazed door to side, double glazed window to side, single radiator, stairs to first floor landing, door to w.c. and lounge.

GUEST CLOAKROOM Having lower level w.c, double glazed window to front, single radiator, partly tiled and ceiling light point.

LOUNGE 16' 4" x 13" (4.98m x 3.96m) Having double glazed bay window to front, gas fire with stone effect surround, single and double radiator, four wall lights and archway to kitchen/diner.

KITCHEN / DINER 16' 2" x 11' 2" (4.93m x 3.4m) Having fitted kitchen with matching range of wall and floor based storage units, has double glazed window to rear, double glazed French doors to conservatory, a ceramic sink set in butcher block work tops, tiled floor, electric oven and gas hob with cooker hood over, integral washing machine and dishwasher, fridge and freezer, double radiator and two ceiling light points.

CONSERVATORY 9' 6" x 8' 6" (2.9m x 2.59m) Timber and brick construction, with double glazed windows to rear and side, French doors to patio, tiled floor and ceiling light point.

UPSTAIRS & LANDING Having loft access, single radiator, ceiling light point, coving and doors to:

BEDROOM ONE 12' 8" x 9' 4" (3.86m x 2.84m) Having double glazed window to rear, single radiator, single light point and coving, and door to walk in wardrobe.

BEDROOM TWO 12' 9" x 8' (3.89m x 2.44m) Having double glazed window to front, single radiator, ceiling light point.

BEDROOM THREE 9' 2" x 7' 10" (2.79m x 2.39m) Having double glazed window to front, fitted wardrobes, single radiator, ceiling light point.

BATHROOM Having double glazed window to front, panel bath with shower over, vanity wash hand basin, low level w.c, shaver point, partly tiled, single radiator, ceiling light point and airing cupboard.

OUTSIDE To the rear there is a block paved patio and seating area which leads to lawn with wall and fence surrounding.

To the front there is lawn and blocked paved off road parking to garage.

GARAGE Is split into two sections, storage and home office, has up and over door, power and lights.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - 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.

