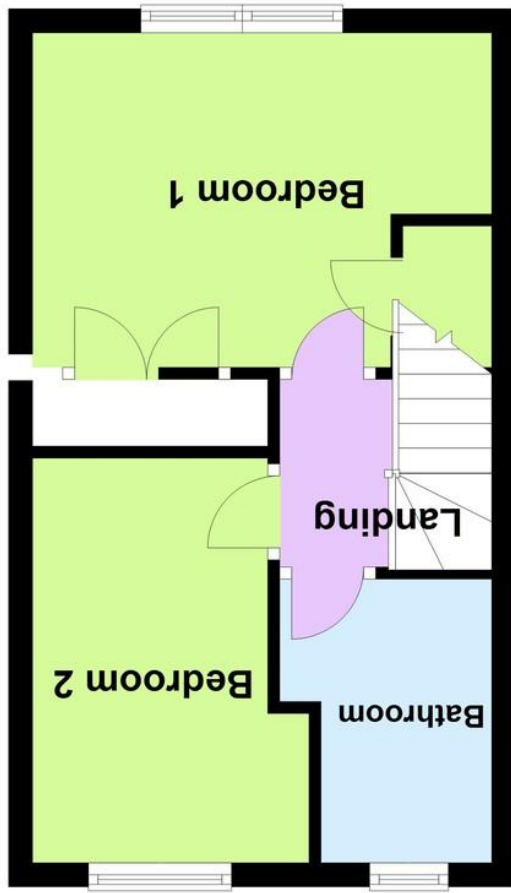
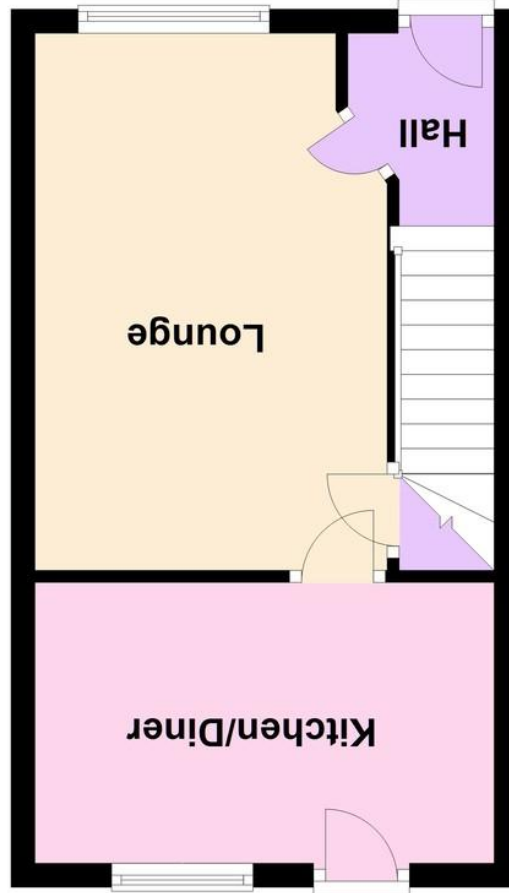


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

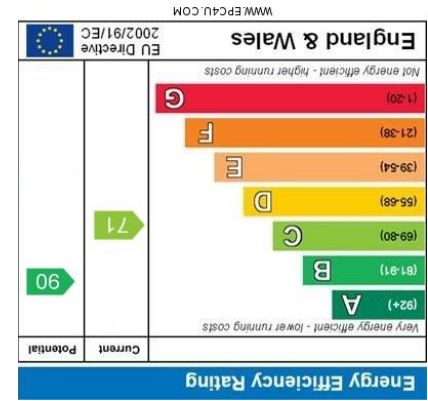


First Floor



Ground Floor

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.



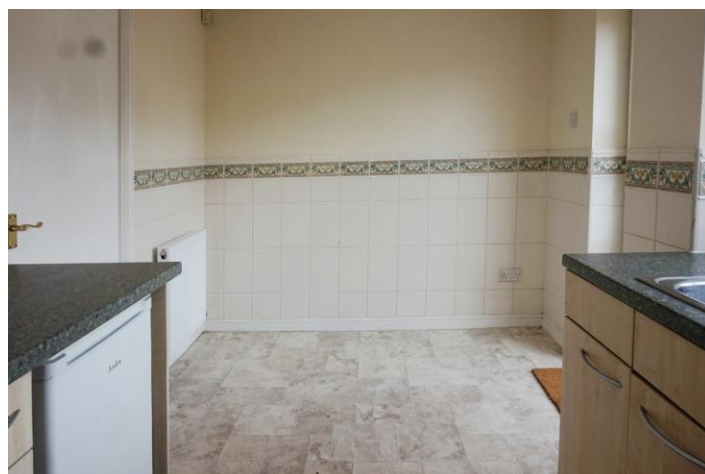
Walmley | 0121 313 1991



- A WELL PRESENTED TWO BEDROOM MODERN STYLE MID TERRACED PROPERTY
- OCCUPYING POPULAR NEWHALL MANOR DEVELOPMENT
- SPACIOUS LOUNGE
- FITTED KITCHEN DINER

Elm Road, Walmley, Sutton Coldfield, B76 2PH

£249,500



## Property Description

OFFERED WITH NO UPWARD CHAIN. Occupying the ever popular Newhall Manor development, this well presented two bedroom modern style mid terraced, is conveniently situated for amenities, including the shops and facilities within Walmley Village and within walking distance of Newhall Country Park, with public transport on hand providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises, reception hallway, spacious lounge, fitted kitchen/diner, landing, two bedrooms, family bathroom, multi vehicle driveway, low maintenance block paved rear garden.

Outside to the front the property is set back behind a block paved frontage with driveway providing off road parking for two vehicles and there is gated access to rear. Canopy porch.

RECEPTION HALLWAY Being approached by a glazed reception door, radiator, stairs off to first floor accommodation, balustrade and door through to lounge.

LOUNGE 14' 09" x 9' 09" max 8' 7" min (4.5m x 2.97m) Having fireplace with surround and hearth, radiator, double glazed window to front, useful under stairs storage cupboard and door through to kitchen/diner.

KITCHEN/DINER 12' 11" x 7' 9" (3.94m x 2.36m) Having matching range of wall and base units with work top surfaces over incorporating inset stainless sink unit with mixer tap and tiled splash back surrounds, fitted gas hob, extractor set in canopy above, built in electric cooker beneath, space and plumbing for washing machine, space for fridge, wall mounted newly installed gas central heating boiler, space for dining table and chairs, radiator, double glazed window to rear and double glazed door giving access to rear garden.

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

BEDROOM ONE 12' 09" max x 8' 00" (3.89m x 2.44m) Having built in double wardrobe, radiator, airing cupboard housing hot water cylinder and two double glazed windows to front.

BEDROOM TWO 10' 11" x 7' 08" max 6' 09" min (3.33m x 2.34m) With double glazed window to rear, radiator.

BATHROOM Having a white suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low flush WC, full complimentary tiling to walls, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear is a low maintenance fully block paved rear garden with fencing to perimeter and gated access to rear.

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.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991