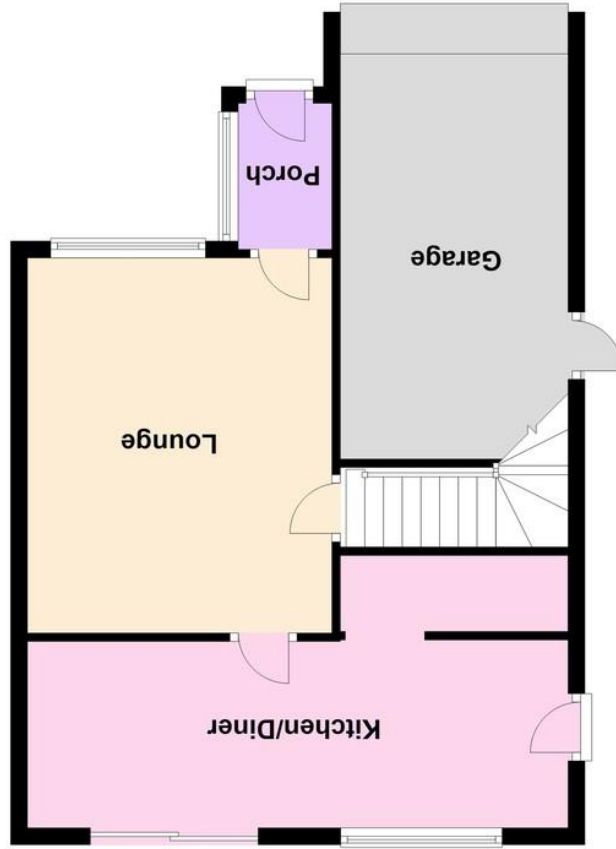
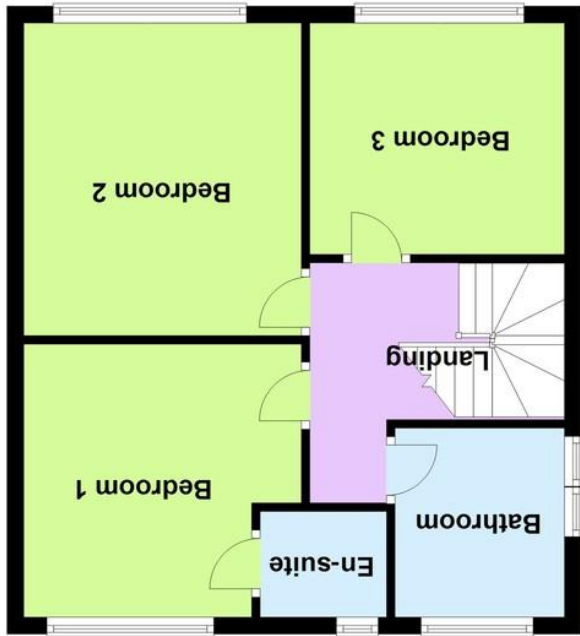
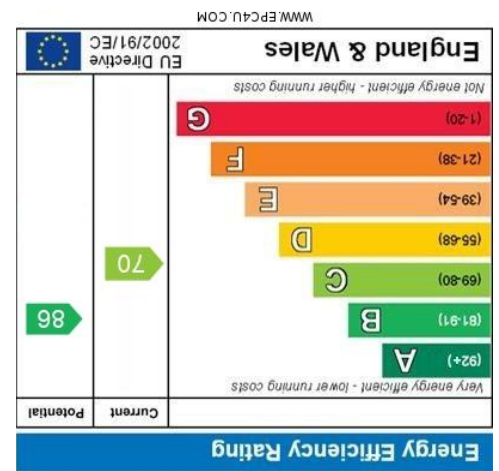


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 99.0 sq. metres (1065.5 sq. feet)



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

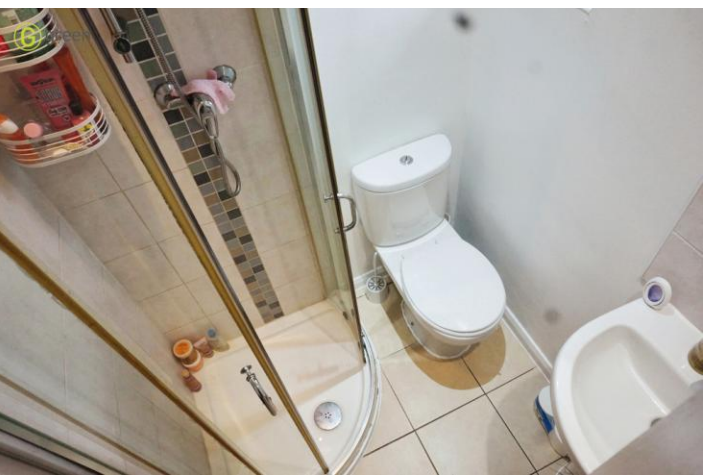


- A WELL PRESENTED THREE BEDROOM DETACHED
- ATTRACTIVE LOUNGE
- FITTED KITCHEN/DINER
- THREE DOUBLE BEDROOMS - MASTER EN-SUITE
- RE-APPOINTED FAMILY BATHROOM
- GARAGE AND DRIVEWAY

Walmley Road, Walmley, Sutton Coldfield, B76 1PE

£370,000





## Property Description

We are delighted to offer this well presented detached family home in a popular location with convenient access to public transport links, nearby schools, and local amenities.

The accommodation comprises: Entrance porch, an attractive lounge perfect for entertaining guests or relaxing with family. The kitchen/diner provides a space for preparing delicious meals and enjoying quality time together. Upstairs the property features three double bedrooms, master with an en-suite shower room, and a modern bathroom providing convenience and comfort for residents, ensuring a stress-free morning routine.

(Internal viewing of this superb property is highly recommended which is available with NO UPWARD CHAIN.)

Outside to the front the property is set back from the road behind a service road and a neat lawned fore garden and driveway providing off road parking for 2 vehicles giving access to the garage, pathway with gated access to the rear.

**ENCLOSED PORCH:** Approached by a double glazed entrance door with double glazed window to side, wood flooring.

**LOUNGE:** 14' 08" max x 11' 11" max 8' 11" min (4.47m x 3.63m) having fire-place with surround and hearth, laminate flooring, radiator, double glazed window to front, door with stairs off to first floor accommodation, door through to kitchen/diner.

**KITCHEN/DINER:** 20' 05" x 7' 03" (6.22m x 2.21m) Kitchen Area: Having been refitted with a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with feature mixer tap and tiled splash back surround, fitted ceramic hob with extractor hood above, built in cooker beneath, further matching range of wall and base units, work top surfaces over, vinyl flooring, double glazed window to rear, double glazed door giving access to side, useful under stairs storage.

Dining Area: Having down lighting, radiator, space for dining table and chairs and double glazed sliding patio doors giving access outside to rear garden.

**LANDING:** Approached via a turning stair-case passing double glazed window to side, access to loft, doors off to bedrooms and bathroom.

**BEDROOM ONE:** 10' 08" max 8' 10" min x 10' 08" (3.25m x 3.25m) Having double glazed window to rear, radiator, fitted wardrobes, and door through to en suite shower room.

**EN-SUITE SHOWER ROOM:** Having a white suite comprising low flush WC, pedestal wash hand basin, fully tiled enclosed shower cubicle with mains fed shower over, down lighting, extractor and opaque double glazed window to rear elevation.

**BEDROOM TWO:** 12' 02" x 10' 08" (3.71m x 3.25m) With double glazed window to front, radiator.

**BEDROOM THREE:** 9' 06" x 9' 01" (2.9m x 2.77m) With double glazed window to front, radiator.

**FAMILY BATHROOM:** Having a white suite, comprising panelled bath, pedestal wash hand basin, low flush WC, part tiling to walls, chrome ladder heated towel rail, two opaque double glazed window to side, opaque double glazed window to rear, down lighting.

**GARAGE:** 16' 10" x 8' 11" (5.13m x 2.72m) Having wall mounted gas central heating boiler, pedestrian access door to rear garden, light and power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE:** To the rear there is a well maintained garden laid mainly to lawn with paved patio with raised planted borders, second, small paved area to the top of the garden.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice available for EE, Three, O2 & Vodafone and data available for EE, Three & O2.

Broadband coverage -  
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 79 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.  
Networks in your area - Openreach & Virgin Media

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However, we are still awaiting confirmation from the vendor's 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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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991