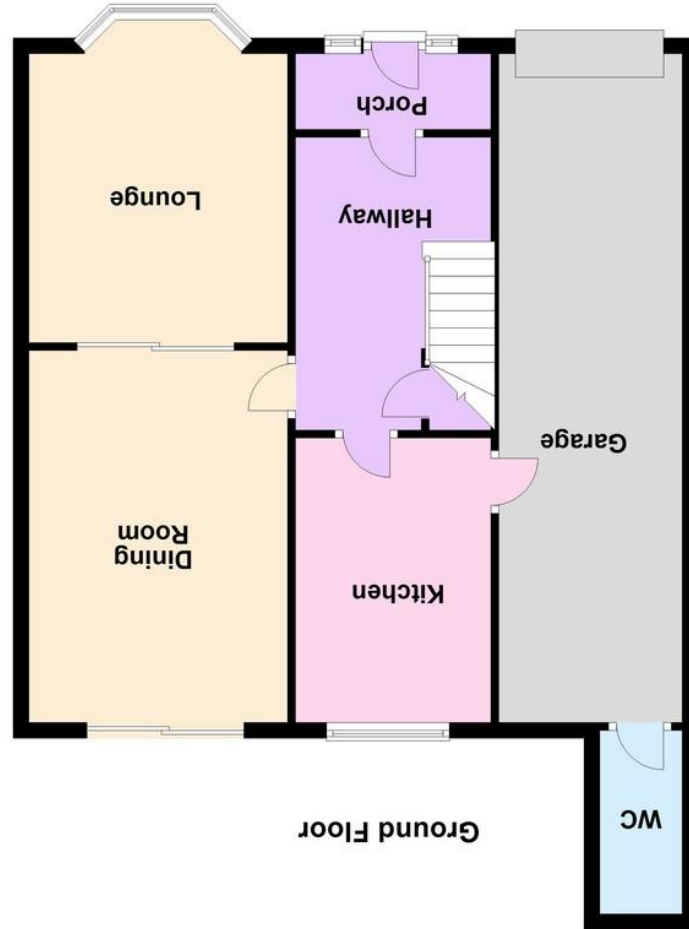
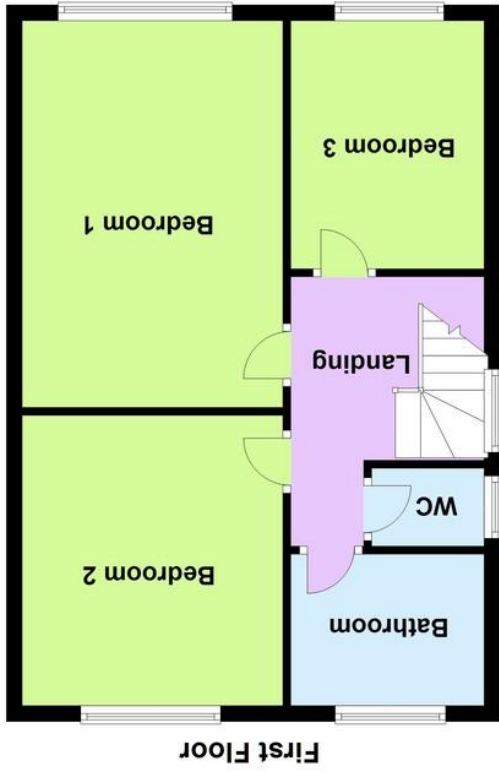
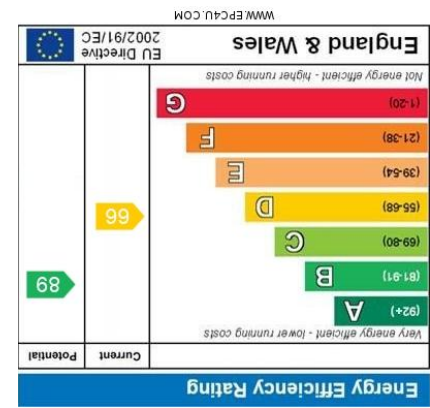


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- TRADITIONAL SEMI DETACHED HOME
- LOUNGE AND SEPARATE DINING ROOM
- FITTED KITCHEN
- THREE BEDROOMS
- BATHROOM SEPARATE WC



Blakesley Close, Sutton Coldfield, B76 1EF

Offers Over £300,000



## Property Description

Offering scope and potential this three bedroom traditional style family home occupies this cul de sac location within Walmley, close to amenities including local schools and shops, 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, enclosed porch, reception hallway, lounge, dining room, fitted kitchen, landing, three bedrooms, bathroom and separate WC. Outside to the front the property is set back from the road behind a fore garden and driveway providing off road parking with access to the garage and to the rear there is an enclosed South Facing garden. Early viewing of this property is recommended which is available with NO UPWARD CHAIN.

Outside to the front the property is set well back from the road behind a multi vehicle block paved driveway giving access to the garage, lawned fore garden with shrubs and trees.

**CANOPY PORCH** Being approached by a double glazed entrance door with matching side screen with meter cupboard.

**WELCOMING RECEPTION HALLWAY** Being approached by a glazed reception door with matching side screens, radiator, useful under stairs storage, stairs off to first floor accommodation, doors off to lounge, dining room and kitchen.

**LOUNGE** 13' 10" x 10' 08" (4.22m x 3.25m) Lounge Area: 13' 10" x 10' 08" (4.22m x 3.25m) Having fireplace with surround and hearth, double glazed window to front, radiator and sliding door through to dining room.

**DINING ROOM** 13' 05" x 9' 11" (4.09m x 3.02m) Having fireplace with surround and hearth, radiator, double glazed sliding patio door giving access out to rear garden.

**KITCHEN** 9' 10" x 6' 06" (3m x 1.98m) Having a matching range of wall and base units with work top surfaces over, incorporating an inset sink unit with side drainer and mixer tap with tiled splash back surround, space for fridge/freezer, useful under stairs storage, radiator, double glazed window to rear, glazed window to garage and further door through to garage.

**LANDING** Approached by a staircase passing opaque double glazed window to side, with doors off to bedrooms and bathroom and separate WC.

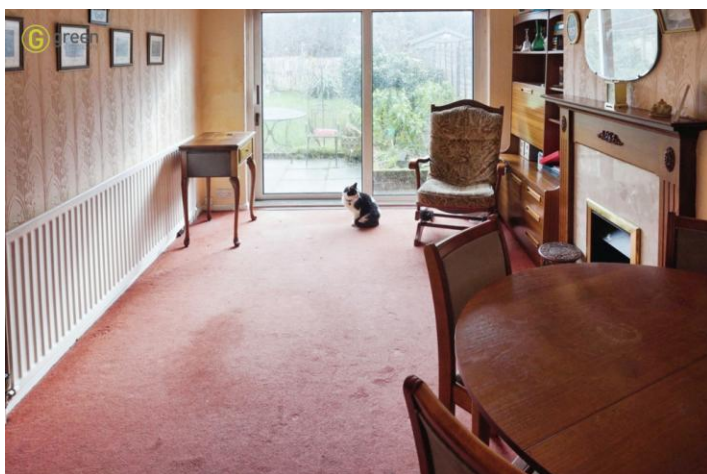
**BEDROOM ONE** 14' 04" into bay x 10' 00" (4.37m x 3.05m) Walk in double glazed bay window to front, radiator.

**BEDROOM TWO** 13' 06" x 9' 10" (4.11m x 3m) Having double glazed window to rear, radiator, built in storage cupboard.

**BEDROOM THREE** 8' 05" x 6' 07" (2.57m x 2.01m) Double glazed window to front, radiator.

**FAMILY BATHROOM** Having suite comprising bath with electric shower over, vanity wash hand basin with cupboards beneath, radiator, airing cupboard housing hotwater tank, opaque double glazed window to rear.

**SEPARATE WC** Having low flush WC, part tiling to walls and opaque double glazed window to side.



**TANDEM GARAGE** 27' 02" x 7' 05" (8.28m x 2.26m) With double metal opening doors to front, light and power, pedestrian access door to rear and door to guest cloakroom. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GUEST WC** Having a low flush WC, full tiling to walls, gas central heating boiler and opaque double glazed window to side elevation.

**OUTSIDE** To the rear there is a South facing mature rear garden with paved patio and pathway leading to lawned garden with a variety of shrubs and trees, fencing to perimeter.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data available for EE, Three, O2 & Vodafone

Broadband coverage

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openread & Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**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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