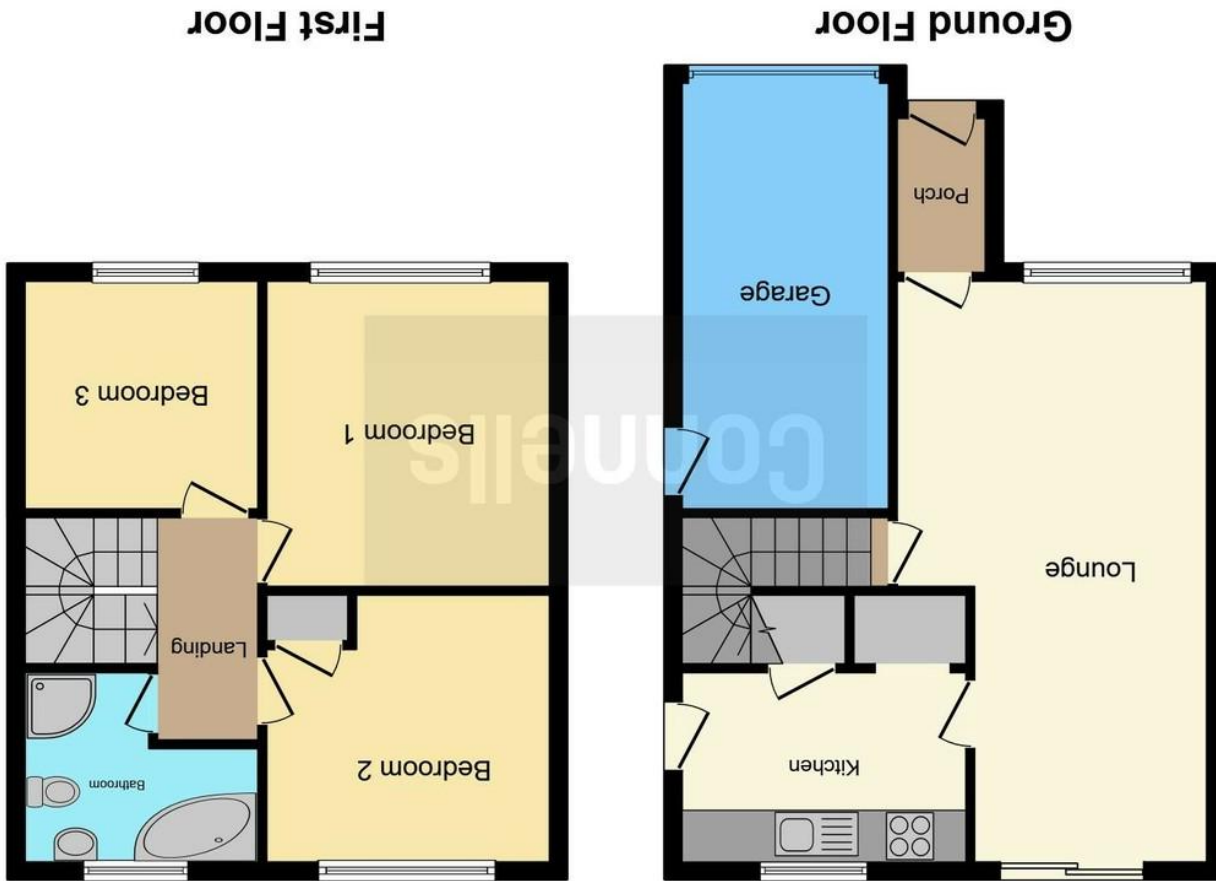


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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.

WWW.EPC4U.COM

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	88
Potential	90

Walmley | 0121 313 1991



- A WELL PRESENTED THREE BEDROOM SEMI
- SPACIOUS THROUGH LOUNGE/DINING ROOM
- FITTED KITCHEN
- CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- WELL APPOINTED FAMILY BATHROOM



Dovebridge Close, Walmley,
 Sutton Coldfield, B76 2UH

£315,000



Property Description

This well presented semi-detached property situated in a popular cul-de-sac location with convenient access to public transport links, nearby schools, and local amenities, this home offers a perfect blend of tranquillity and urban convenience.

The property comprises a spacious through lounge/dining room providing a cosy setting for relaxation and entertainment. The kitchen offers ample scope for personalization and improvement, landing, three bedrooms, ideal for a growing family and there is a re-appointed family bathroom with a separate shower cubicle.

Outside to the front the property is set back behind a foregarden and driveway providing off road parking with access to the garage and to the rear is a good sized enclosed rear garden.

Don't miss out on the chance to transform this property into your dream home. Contact us today to arrange a viewing and start envisioning the possibilities that await in this delightful semi-detached residence.

OUTSIDE To the front the property is set back from the road behind a low maintenance fore-garden, driveway providing ample off road parking with access to the garage and gated access to rear.

CANOPY PORCH

ENTRANCE HALL Being approached via opaque double glazed entrance door with double glazed side screens with wood flooring and door through to:-

THROUGH LOUNGE DINING ROOM 20' 5" max x 11' 10" max 8' 11" min (6.22m x 3.61m) Having wood flooring, two radiators, double glazed window to front, double glazed sliding patio door leading through to conservatory and door through to kitchen, door with stairs leading off to first floor accommodation.

CONSERVATORY 9' 0" x 8' 0" (2.74m x 2.44m) Being part brick construction, having double glazed windows to side and rear elevation, double glazed French doors giving access to rear garden, tiled floor.

FITTED KITCHEN 11' 3" x 7' 7" (3.43m x 2.31m) Having a matching range of base units with work top surfaces over, incorporating one and a half bowl sink unit with mixer tap and tiled splash back surrounds, space for cooker, space for plumbing for washing machine, space for further appliance, radiator, tiled floor, useful built-in storage cupboards, double glazed window to rear, double glazed door giving access out to rear garden.

FIRST FLOOR LANDING Approach via turning staircase with access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 12' x 10' 5" (3.66m x 3.18m) Having double glazed window to front, radiator.

BEDROOM TWO 10' 4" x 10' 1" (3.15m x 3.07m) Having built-in wardrobe, radiator, double glazed window to rear elevation.

BEDROOM THREE 9' 7" x 8' 7" (2.92m x 2.62m) With double glazed window to front, radiator.

BATHROOM Having four piece suite comprising corner panelled bath with mixer tap, vanity wash hand basin with mixer tap cupboards below, low flush wc, part complementary tiling to walls, fully tiled enclosed double shower cubicle with mains rainwater shower over and shower attachment, vertical designer radiator, extractor, down-lightings and opaque double glazed window to rear elevation.

OUTSIDE To the rear is a good sized enclosed rear garden with paved patio and lawn with



fencing to perimeter with a variety of shrubs and trees, further paved patio area and pathway with gated access to front.

GARAGE 16' 11" x 8' 1" (5.16m x 2.46m) Having light and power, up and over door to front, wall mounted gas central heating boiler, pedestrian access door to side passageway. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

AGENTS NOTE The property has solar panels on the roof to the rear, the vendor advises us that there are leased, therefore any potential buyers must check with their mortgage provider that they will still lend on the property.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 40 Mbps. Highest available upload speed 8 Mbps.

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

Networks in your area - Openreach, 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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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