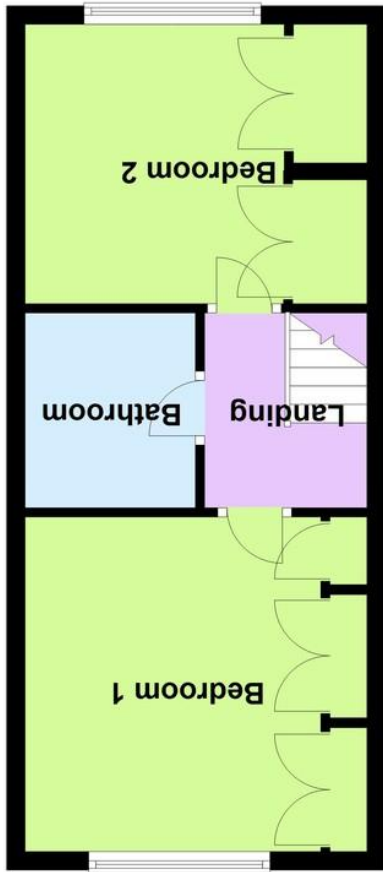
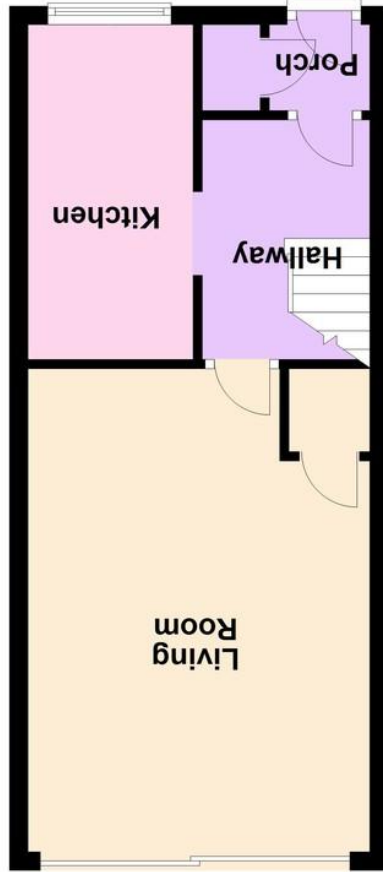


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 66.3 sq. metres (713.4 sq. feet)

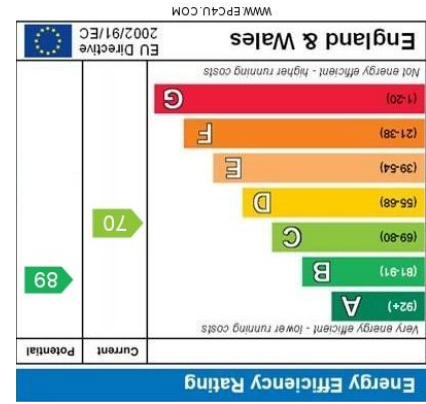


First Floor
 Approx. 33.1 sq. metres (356.7 sq. feet)



Ground Floor
 Approx. 33.1 sq. metres (356.7 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



- AN IMMACULATELY PRESENTED MID TERRACED
- SPACIOUS LOUNGE
- COMPREHENSIVELY FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- ATTRACTIVE LOW MAINTENANCE REAR GARDEN

Stourton Close, Walmley, Sutton Coldfield, B76 2UP

£270,000

Property Description

An immaculately presented mid terraced property occupying this sought-after cul-de-sac location, offering a blend of comfort and convenience.

The property features a modern comprehensively fitted kitchen, perfect for those who enjoy cooking and entertaining. The spacious reception room provides a versatile space for relaxation and hosting guests. This charming home boasts two well-proportioned bedrooms, ideal for a small family or professionals seeking a stylish living space. Additionally, the property benefits from a sleek bathroom, adding a touch of luxury to everyday living.

Situated in a desirable area with excellent public transport links, nearby schools, and local amenities, this home offers the perfect balance of tranquillity and accessibility. Whether you're looking for a peaceful retreat or a vibrant urban lifestyle, this property caters to various preferences.

Outside to the rear is an attractive low maintenance rear garden with a superb garden Summer House and there is a detached garage with secure gated access.

Don't miss the opportunity to make this delightful property your own and experience the comfort and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream home.

Outside to the front the property occupies a pleasant position on the cul de sac behind a neat lawned fore garden, block paved pathway with canopy porch.

CANOPY PORCH Being approached by a double glazed composite reception door with useful built in storage cupboard, quarry tiled floor.

WELCOMING RECEPTION HALLWAY Approached by an opaque composite door with spindle stair case leading off to first floor accommodation, radiator and door through to lounge, tiled floor continuing through to kitchen.

KITCHEN 11' 03" x 6' 00" (3.43m x 1.83m) Having a comprehensive matching range of wall and base units with work top surfaces over, incorporating inset one and half bowl sink unit with chrome mixer tap, tiled splash back surrounds and side drainer, fitted halogen hob with splash back and extractor hood above, built in cooker beneath, integrated washing machine, integral dish washer, integrated fridge/freezer, down lighting and double glazed window to front.

SPACIOUS FAMILY LOUNGE 17' 02" max 14' 05" min x 11' 11" (5.23m x 3.63m) Focal point to room is a feature fireplace with surround and hearth, fitted with an electric fire, coving to ceiling, useful built in storage cupboard, radiator and double glazed sliding patio doors giving access to rear garden.

LANDING Approached by a stair case from reception hallway with doors off to bedrooms and bathroom,

BEDROOM ONE 11' 02" x 9' 11" (3.4m x 3.02m) Having a range of comprehensive range of built in wardrobes with shelving and hanging rail, coving to ceiling, radiator and double glazed window to rear.

BEDROOM TWO 9' 11" x 9' 00" (3.02m x 2.74m) Having two built in wardrobes, radiator, coving to ceiling and double glazed window to front.

BATHROOM Having a whites suite comprising "P" shaped panelled bath with fitted shower screen with mains fed shower over and tiled splash back surrounds, pedestal wash hand basin with chrome mixer tap, low flush WC, with part tiling to walls, chrome ladder heated towel rail, extractor and down lighting.

OUTSIDE To the rear there is a low maintenance, well maintained rear garden being laid mainly to block paved rear garden with fencing to perimeter, low maintenance shingle borders, timber framed garden Summer house with light and power and gated access to rear.

DETACHED GARAGE IN SEPARATE BLOCK (Garage is unmeasured.) With gated driveway with ample off road parking. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B 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 11 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 41 Mbps. Highest available upload speed 9 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.

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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