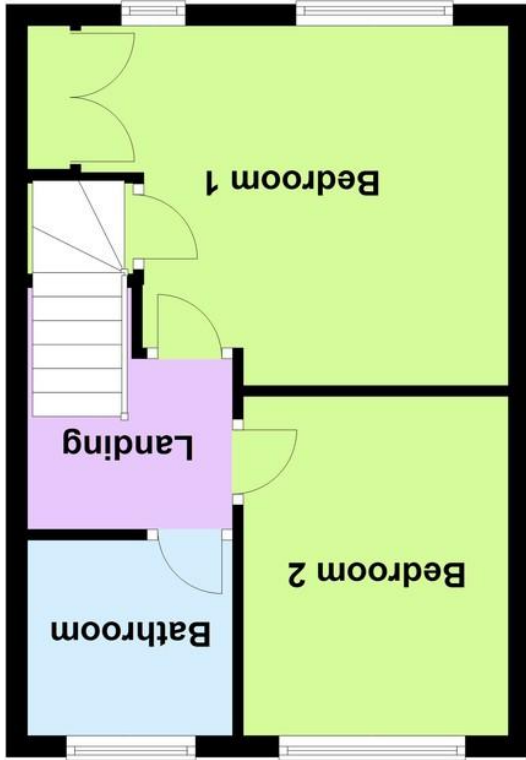
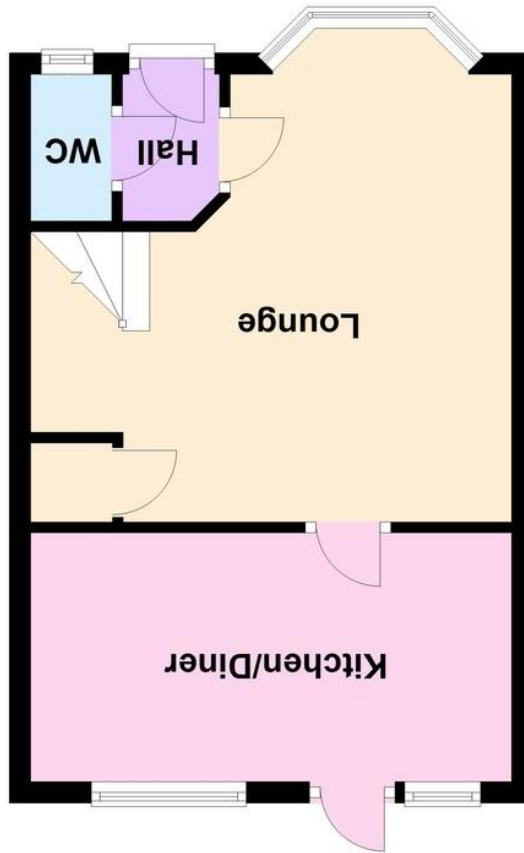


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 59.8 sq. metres (643.9 sq. feet)

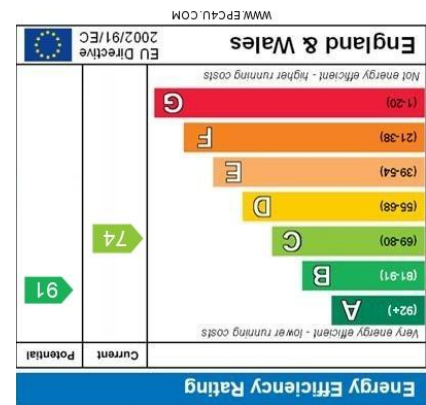


First Floor
Approx. 29.9 sq. metres (321.4 sq. feet)



Ground Floor
Approx. 30.0 sq. metres (322.6 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 TWO BEDROOM MODERN MID TERRACED
- ATTRACTIVE LOUNGE
- FITTED KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- FAMILY SHOWER ROOM

Water Mill Crescent, Walmley, Sutton Coldfield, B76 2QN

£260,000



Property Description

This well-maintained mid terraced property in a sought-after location is within easy access to New Hall Country Park ideal for walking and cycling routes which provide opportunities for outdoor activities and enjoying nature. Whether you're looking for a cozy home or a sound investment, this property is worth considering. Don't miss out on the chance to make this house your new home. The house is in good condition, offering a comfortable living space for its new owners.

The property features spacious lounge, ideal for entertaining guests or simply relaxing after a long day. The kitchen/diner is well-appointed and ready for culinary creations, making meal preparation a breeze. There are two bedrooms, providing ample accommodation for a small family or professionals looking for extra space. The bathroom is conveniently located to serve both bedrooms.

The property is situated in an area with excellent public transport links, making commuting a breeze. Nearby schools offer convenience for families with children, and local amenities are within easy reach for everyday needs. The property is available with NO UPWARD CHAIN.

Outside to the front the property is set back from the road behind a low maintenance shingle fore garden.

CANOPY PORCH

RECEPTION HALLWAY Being approached by an opaque leaded double glazed reception door, with doors off to lounge and further door off to guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising a low flush WC, wash hand basin, radiator and opaque double glazed window to front elevation.

LOUNGE 14' 09" max 8' 03" min x 16' 00" into bay (4.5m x 4.88m) Having double glazed bay window to front, spindle turning stair case off to first floor accommodation, with useful under stairs storage cupboard, fireplace with surround and fire and door through to kitchen/diner.

KITCHEN/DINER 14' 09" x 7' 08" (4.5m x 2.34m) Having a matching range of wall and base units with work top surfaces over, incorporation inset stainless steel sink unit with mixer tap and tiled splash back surrounds, fitted gas hob with built in electric cooker beneath, extractor set in canopy above, space and plumbing for washing machine, space for fridge and freezer, wall mounted gas central heating boiler, space for dining table and chairs, double glazed window to rear and double glazed door with matching side window giving access to rear garden.

LANDING Being approached via a spindle turning stair case with access to loft and doors off to bedrooms and family shower room.

BEDROOM ONE 11' 00" max 9' 11" min x 12' 07" (3.35m x 3.84m) Having built in double wardrobe, airing cupboard housing hot water cylinder, two double glazed windows to front, radiator.

BEDROOM TWO 10' 10" x 8' 02" (3.3m x 2.49m) With double glazed window to rear, radiator.

FAMILY SHOWER ROOM Being reappointed with a white suite, comprising pedestal wash hand basin, low flush WC, walk in fully tiled double shower cubicle with mains fed shower over, with fitted shower screen, part tiling to walls, radiator and opaque double glazed window to rear elevation.

OUTSIDE There is a private, enclosed, good sized rear garden with full width decked seating area, lawn and pathway with gated access to rear. Outside to the front there is an allocated parking space and visitors parking.



Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice and data is likely to be available for EE, Three, O2 & Vodafone.
 Broadband coverage -
 Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.
 Broadband Type = Superfast Highest available download speed 47 Mbps. Highest available upload speed 8 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 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.

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

