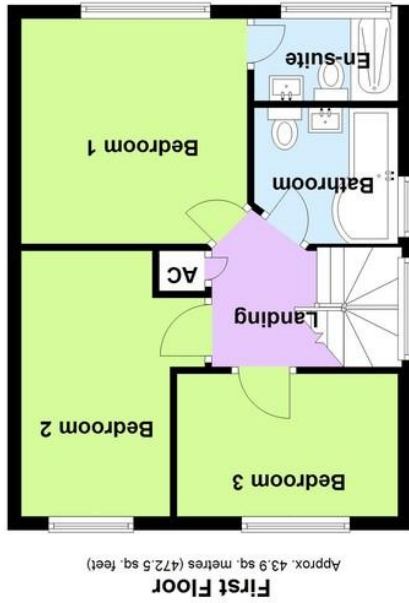


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 111.5 sq. metres (1199.8 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.

Energy Efficiency Rating	
Current	Potential
83	70
England & Wales EU Directive 2002/91/EC www.epcau.com Very energy efficient - lower running costs A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Hot energy efficient - higher running costs	

Walmley | 0121 313 1991



- A MODERN STYLE THREE BEDROOM END TERRACE
- ATTRACTIVE LOUNGE
- SUPERB CONSERVATORY/FAMILY ROOM
- MODERN BESPOKE FITTED KITCHEN



35 Waldley Grove, Erdington, Birmingham, B24 0GE

£290,000



Property Description

Welcoming to the market this well presented modern style three bedroom end terrace home situated in a quiet cul de sac off Tyburn Road. Located close to local shops, amenities and good local schools and is perfect for first time buyers and buy to let investors.

The property is entered through a secure porch, upon entering the inviting hallway you are given access to the ground floor accommodation. This includes a modern bespoke fitted kitchen, spacious living room, a superb conservatory/family room. Heading upstairs there are three bedrooms, the master bedroom having a refitted en-suite and a family bathroom.

Outside to the front the property occupies a pleasant position in this Cul-de-sac which is set back behind a multi vehicle driveway giving access to the garage. To the rear is a private enclosed rear garden. Internal viewing of this superb property is highly recommended.

OUTSIDE to the front of the property is a driveway for multiple vehicles, the rear garden is a private space with a large patio decking accompanied with useful electrical sockets, new guttering and fascia's both front and back

PORCH 2' 06" x 3' 01" (0.76m x 0.94m) Entered through a transparent double glazed entrance door and has hard wood flooring throughout.

KITCHEN 11' 00" x 7' 00" (3.35m x 2.13m) Consists of a fitted wren kitchen with quartz countertop, an array of wall and base units, sink with side drainer, gas hob, fitted double oven, double glazed window to the front and radiator.

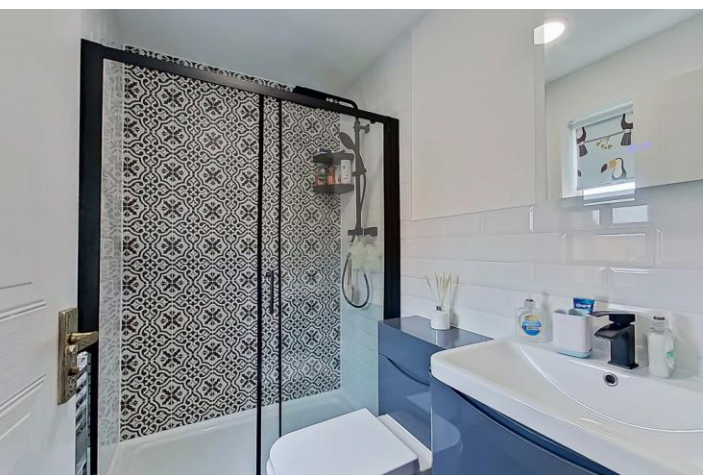
LOUNGE 14' 00" x 18' 05" (4.27m x 5.61m) Having wood flooring, radiators, two ceiling lights, double glazed sliding patio doors leading into the conservatory and a double glazed window.

CONSERVATORY 12' 04" x 17' 09" (3.76m x 5.41m) Good sized space with two radiators, double glazing all around and hard wood floors, sliding patio door leading to the garden.

GARAGE 16' 00" x 8' 00" (4.88m x 2.44m) Manual opening garage door, double glazed to the side of the property, plumbing for a washing machine and electrics.

BEDROOM ONE 11' 00" x 11' 00" (3.35m x 3.35m) Fully carpeted with a central ceiling light, radiator and double glazed window to the front.

BEDROOM ONE EN SUITE 4' 00" x 7' 00" (1.22m x 2.13m) Walk in shower, hand wash unit and w.c with a double glazed window to the front.



BEDROOM TWO 12' 11" x 9' 08" (3.94m x 2.95m) Neutral colour paint, carpet throughout, central ceiling light, radiator and a double glazed window looking to the rear garden.

BEDROOM THREE 7' 07" x 10' 06" (2.31m x 3.2m) Carpeted throughout, radiator, central heating, double glazed window with a rear aspect.

BATHROOM 6' 09" x 6' 09" (2.06m x 2.06m) White suite comprising "P" shaped bath, shower over, fitted shower screen, fully tiled walls, wash hand basin, low flush WC, extractor.

REAR GARDEN Good sized private garden, with a patio decking, electrical points, and fencing to the perimeter,

Council Tax Band C Birmingham City Council

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

Broadband coverage -
 Broadband Type = Standard Highest available download speed 7 Mbps.
 Highest available upload speed 0.8 Mbps.
 Broadband Type = Superfast Highest available download speed 67 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 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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