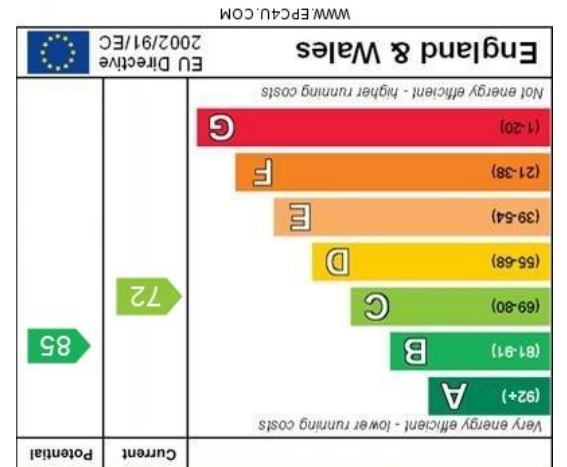


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

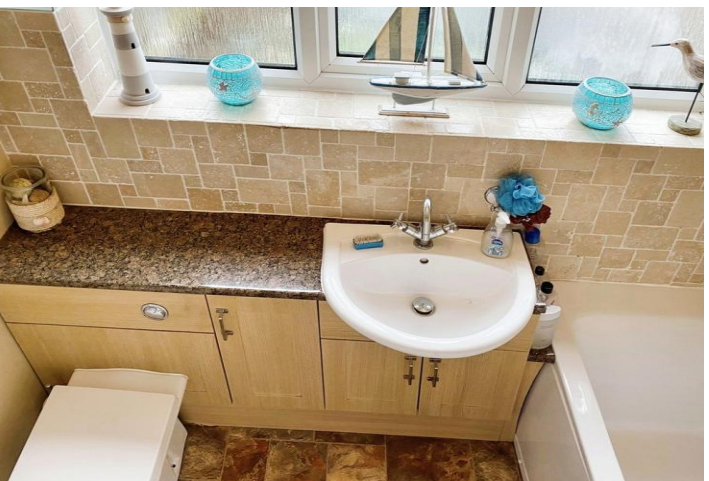
Signed Date



- A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI
- SUPERB OPEN PLAN LOUNGE/DINER/CONSERVATORY
- FITTED KITCHEN
- THREE BEDROOMS PLUS SUPERB LOFT ROOM
- ATTRACTIVE SECLUDED REAR GARDEN
- GARAGE AND MULTI VEHICLE DRIVEWAY

26 Ashford Drive, Walmley, Sutton Coldfield, B76 1EN

£400,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI BACKING ON TO PYPE HAYES GOLF COURSE we are delighted to present to the market this well presented, three-bedroom, semi-detached property occupying this sought after Cul-de-sac location.

The property boasts an impressive open plan lounge/diner/conservatory, a modern kitchen, with a total of three bedrooms and a well-appointed bathroom, plus an impressive loft room this property provides ample space and comfort for a growing family. One of the unique features of this home is the beautiful elevated views over the golf course to the rear it offers, adding an extra touch of tranquillity and charm to the residence.

The property is situated in a quiet Cul-de-sac location, ensuring a peaceful living experience. It is also conveniently positioned with easy access to public transport links, making commuting a breeze. Additionally, the property is in close proximity to local amenities, providing everything you need right at your doorstep.

For families with school-going children, the property's location near quality educational institutions, can provide an excellent advantage, offering easy access to education. The nearby parks also provide a fantastic opportunity for outdoor activities and family leisure time.

Overall, this property combines a fantastic location, a well-maintained and modern interior, and a peaceful setting to create a perfect family home. It is a must-see for those seeking a family-friendly, semi-detached property in a desirable location.

Outside to the front the property occupies a commanding position on the road set at the top of the cul de sac and set back behind a multi vehicle block paved driveway giving access to the garage.

CANOPY PORCH With outside light.

ENCLOSED PORCH 9' 09" max x 7' 09" min x 3' 07" (2.97m x 1.09m) Being approached by a double glazed entrance door with double glazed window to front, useful built in storage cupboard and glazed door through to reception hallway.

RECEPTION HALLWAY Approached by a leaded glazed reception door with laminate flooring, radiator, stairs leading off to first floor accommodation, useful built in storage with sink unit and plumbing for WC and doors leading off to kitchen and open plan lounge/dining room, conservatory.

OPEN PLAN LOUNGE/DINING ROOM/CONSERVATORY 26' 09" max x 16' 10" min x 17' 00" (8.15m x 5.18m) Dining Area having chimney breast with fire place, space for dining table and chairs, radiator, coving to ceiling, laminate flooring continuing through to lounge area/conservatory, double glazed windows to side and rear elevation, radiator, double glazed French doors giving access through to rear garden and opaque double glazed door with matching side screens leading through to garage.

KITCHEN 16' 10" x 6' 00" (5.13m x 1.83m) Having a comprehensive range of wall and base units with work top surfaces over, incorporating one and a half bowl sink unit with hose style retractable mixer tap, tiled splash back surrounds, fitted gas hob with electric cooker beneath, extractor set in canopy above, integrated fridge and freezer, tiled floor, double glazed window to side and front elevation, opaque double glazed door giving access to side and internal window through to lounge.

LANDING Approached by a spindle turning stair case, passing double glazed window to side, coving to ceiling, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 00" max x 10' 00" max x 8' 09" min (3.96m x 3.05m) Having laminate flooring, radiator, double glazed window to rear.

BEDROOM TWO 10' 07" x 8' 10" (3.23m x 2.69m) Double glazed window to front, built in storage cupboard, radiator.

BEDROOM THREE/STUDY 7' 11" x 6' 08" (2.41m x 2.03m) having double glazed window to rear, laminate flooring, radiator and stairs leading off to loft room.

FAMILY BATHROOM Having a white suite comprising a "P" shaped panelled bath with a mains fed shower over and mixer tap, vanity wash hand basin with cupboards beneath, low flush WC, ladder heated towel rail, part tiling to walls and opaque double glazed to side elevation.

LOFT ROOM 13' 09" x 7' 04" (4.19m x 2.24m) Being a dual aspect room with double glazed Velux window to front with open aspect views and two double glazed windows with views over Pype Hayes golf course, down lighting, radiator and two useful built in eaves storage cupboards.

GARAGE 16' 03" x 13' 04" max 10' 05" min (4.95m x 4.06m) Up and over door to front, light and power, pedestrian access door to rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear there is a pleasant westerly facing secluded garden, backing onto Pype Hayes golf course with its own gate leading on to the course, full with paved patio leading to neat lawned garden area, having timber framed home office/bar, further timber framed Summer house, block paved pathway, hedgerow and fencing to perimeter with a variety of shrubs and trees.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely availability for EE, O2 & Vodafone limited availability for Three and data likely availability for EE, O2 & Vodafone limited availability for Three
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 - 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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