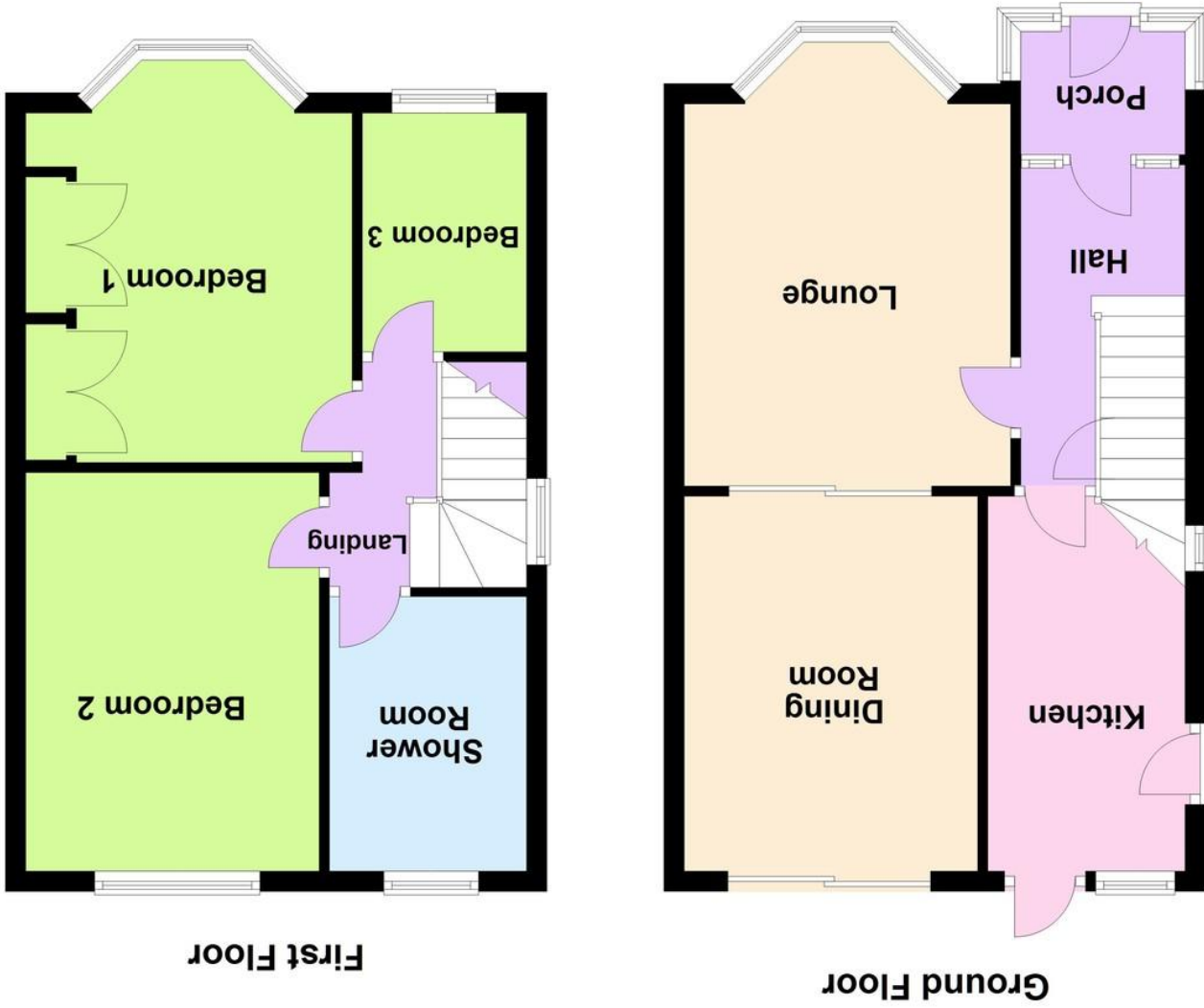


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- A WELL PRESENTED TRADITIONAL SEMI
- TWO RECEPTION ROOMS
- MODERN RE-FITTED KITCHEN
- THREE BEDROOMS
- RE-APPOINTED SHOWER ROOM
- DRIVEWAY AND REAR DETACHED GARAGE

Plants Brook Road, Walmley, Sutton Coldfield, B76 1EX

Offers In Excess Of
 £300,000

Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

OFFERED WITH NO UPWARD CHAIN - This traditional style semi-detached property occupying popular residential location ideal for families or couples seeking a serene and convenient living environment. This stunning home presents an elegant and sophisticated design with modern features and a well-maintained finish.

In the heart of the home, you'll find a modern kitchen, fitted with the latest appliances and recently refurbished to the highest standard. The sleek design and high-quality finish make it a dream setting for both cooking enthusiasts and those who enjoy entertaining guests. Further enhancing the property's charm are two reception rooms, with one offering a delightful garden view. These areas provide ample space for relaxation and socialization, making them perfect for hosting friends or spending quality family time.

The property boasts three tastefully decorated bedrooms; a spacious double bedroom and a comfortable single bedroom each room contributes to a sense of tranquillity, making them the perfect places to unwind after a long day.

Outside to the front the property is set back behind a driveway providing off road parking and to the rear is a good sized attractive secluded rear garden. There is a detached garage to the rear of the property access via a gated rear driveway.

Location-wise, the property is ideally situated. Its proximity to public transport links, local amenities, and nearby parks cater to all your lifestyle needs. Additionally, the presence of nearby schools makes this property an excellent choice for families with school-going children.

In summary, this well presented family home offers modern features but giving the new owner the opportunity to put their own stamp on it. It's more than just a house; it's a home waiting to be filled with new memories. A viewing is highly recommended to fully appreciate this property's potential.

Outside to the front the property is set back from the road behind a shingle driveway providing off road parking, block paved pathway with further shingle pathway giving gated access to rear.

ENCLOSED PORCH Being approached by a double glazed French doors with matching side screens, laminate flooring, gas and electric meter cupboards and double glazed door giving access to the reception hallway.

RECEPTION HALLWAY Approached by an opaque double glazed reception door with stair case leading off to first floor accommodation with cupboard housing plumbing for washing machine beneath, radiator and doors off to kitchen and lounge.

LOUNGE 14' 04" into bay x 10' 03" (4.37m x 3.12m) With walk in double glazed bay window to front, coving to ceiling, radiator, chimney breast with inset fire and glazed sliding inter-communicating doors leading through to dining room.

DINING ROOM 12' 07" x 9' 03" (3.84m x 2.82m) Having a radiator, space for dining table and chairs, coving to ceiling and double glazed sliding patio doors giving access out to rear garden.

KITCHEN 12' 09" x 6' 04" (3.89m x 1.93m) Being recently refitted with a modern comprehensive matching range of wall and base units with work top surfaces over, incorporating sink unit with mixer tap and side drainer, with complementary tiled splash back surrounds, fitted gas hob with extractor hood above, built in grill and oven, space for freezer, space for fridge, downlighting, double glazed windows to side and rear elevation and double glazed door giving access out to rear garden.

FIRST FLOOR LANDING Approached by stair case, passing opaque double glazed window to side, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 14' 01" into bay x 10' 03" max (4.29m x 3.12m) Having a range of fitted wardrobe with shelving and hanging rail, radiator and walk in double glazed bay window to front elevation.

BEDROOM TWO 12' 10" x 9' 03" (3.91m x 2.82m) Having double glazed window overlooking the rear garden, radiator.

BEDROOM THREE 7' 06" x 5' 06" (2.29m x 1.68m) With double glazed window to front, radiator.

REAPPOINTED FAMILY SHOWER ROOM Having a white suite, comprising a low flush WC, vanity wash hand basin with mixer tap and cupboards beneath, full complementary tiling to walls, walk in double shower cubicle with mains shower over, cupboard housing a Baxi gas combination central heating boiler, chrome ladder heated towel rail and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a Westerly facing well maintained enclosed garden with full width paved patio, pathway with planted borders, leading to neat lawned garden with a variety of ever green shrubs and trees to perimeter, fencing to border, gate with steps leading down to timber framed garden shed, green house and further lead down to garage to the rear.

GARAGE (UNMEASURED) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Access to the garage to via a gated driveway, there is also a pathway with gated access to front and useful under stairs storage cupboard.

Council Tax Band C Birmingham City Council

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

Broadband cover

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 61 Mbps. Highest available upload speed 16 Mbps.

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

Networks in your area - Virgin Media & Openreach

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 discloses 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

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