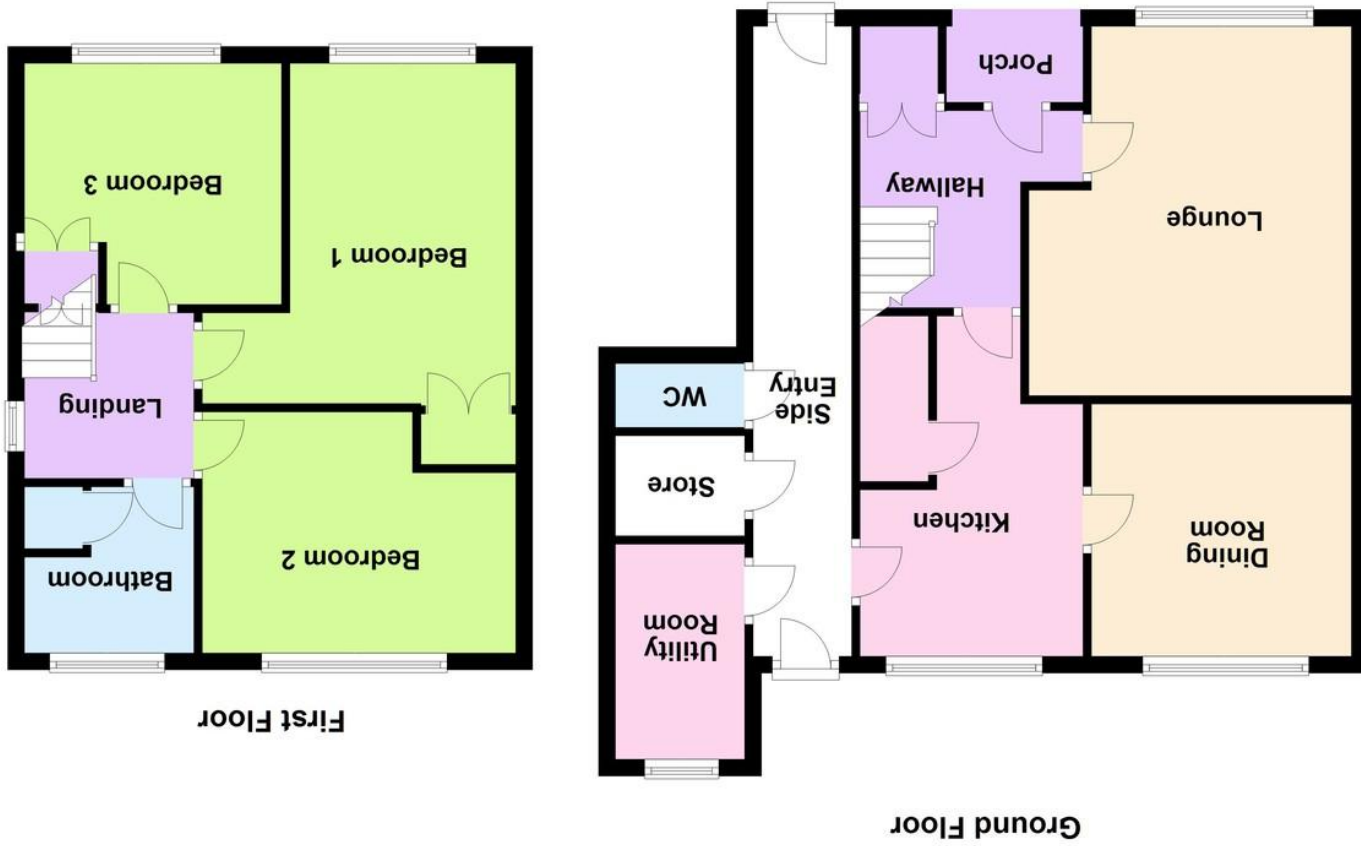
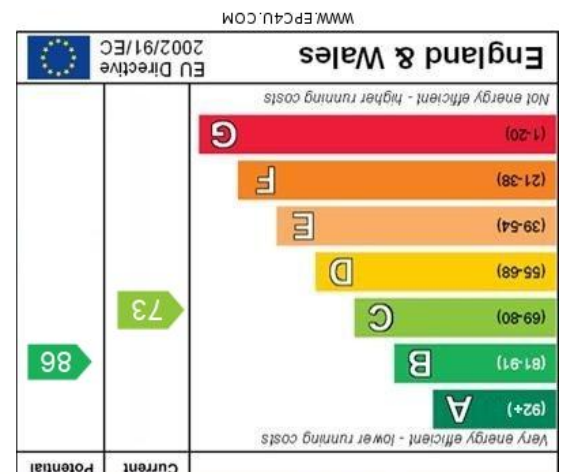


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.
 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 Conveyer.



Walmley | 0121 313 1991



- A WELL PRESENTED SEMI DETACHED
- FAMILY LOUNGE AND SEPARATE DINING ROOM
- FITTED KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- WELL MAINTAINED ENCLOSED REAR GARDEN

57 Windyridge Road, Walmley, Sutton Coldfield, B76 1HR

£325,000

Property Description

Popular residential location. This three bedroomed semi detached house occupies a position in a popular residential area. It is conveniently situated for amenities such as local schools, shops and facilities in Walmley Village. There is public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections.

Outside to the front, the property is well back from the road, behind a neat, well maintained, shaped lawn with gravel driveway providing ample off road parking and blocked paved pathway, leading to front and side access. To the rear is a good sized enclosed garden. **EARLY INTERNAL VIEWING OF THIS SUPERB PROPERTY IS RECOMMENDED.**

CANOPY PORCH With outside light and external power point.

WELCOMING RECEPTION HALLWAY Being approached via an opaque double glazed door with stairs of to first floor accommodation, radiator and useful built in storage cupboard, vinyl floor and door through to kitchen and lounge.

LOUNGE 14' 06" max x 12' 03" max 10' 03" min (4.42m x 3.73m) Having double glazed window to front, radiator.

KITCHEN 14' 07" max 7' 07" min x 8' 02" max 2' 10" min (4.44m x 2.49m) Having a modern matching range of wall and base units with work top surfaces over, incorporating inset sink unit with mixer tap and side drainer, complementary brick effect tile splash back surrounds, fitted gas hob with extractor hood above, built in electric oven beneath, integrated dish washer, useful walk in pantry with opaque double glazed window to side, space for fridge/freezer, radiator, vinyl flooring, double glazed window to rear and double glazed door giving access to side and opening through to dining room.

DINING ROOM 9' 11" x 10' 07" (3.02m x 3.23m) With double glazed window over looking rear garden, radiator.

LANDING Approached by a stair case from reception hallway, with balustrade, passing double glazed window to side and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 04" x 12' 04" max 8' 10" min (4.06m x 3.76m) Having two double glazed windows to front, built in wardrobe, radiator.

BEDROOM TWO 12' 04" x 11' 01" max 10' 01" min (3.76m x 3.38m) Having double glazed window to rear, radiator.

BEDROOM THREE 9' 11" max 7' 01" min x 8' 03" max (3.02m x 2.51m) Having built in wardrobe, radiator and double glazed window to front.

BATHROOM Being reappointed with white suite, comprising panelled bath with electric shower over, pedestal wash hand basin, low flush WC, full complementary tiling to walls and floors, cupboard housing gas central heating boiler, opaque double glazed window and radiator.

COVERED SIDE WALK WAY 25' 10" x 3' 00" (7.87m x 0.91m) With block paved pathway and doors leading to rear garden, utility room, guest wc and storage shed.

GUEST CLOAKROOM Having high flush WC.

UTILITY ROOM 8' 05" x 4' 05" (2.57m x 1.35m) Having a range of wall and base units with work top surfaces over, space and plumbing for washing machine and tumble dryer and opaque double glazed window to rear.

STORAGE SHED Being a useful small storage area.

OUTSIDE To the rear there is a pleasant well maintained South Westerly facing enclosed rear garden, with full width block paved patio, with retaining wall and steps leading down to neat lawned garden with planted borders, variety of shrubs and trees, fencing to perimeter, timber framed garden shed, pergola.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely availability for EE & Vodafone limited availability for Three & O2 and data likely availability for EE limited availability for Three, O2 & Vodafone
 Broadband coverage
 Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 54 Mbps. Highest available upload speed 14 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 declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

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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