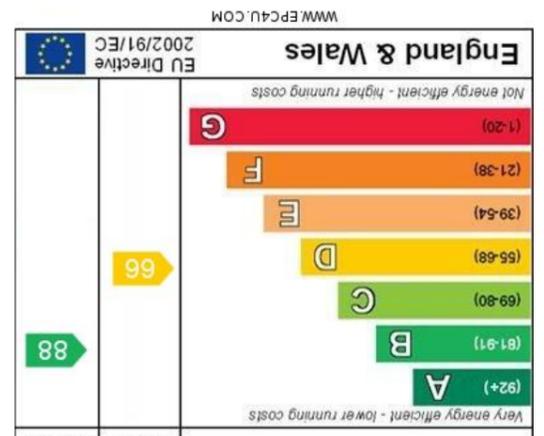


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 TWO BEDROOM MODERN STYLE END TERRACED PROPERTY
- OCCUPYING THE EVER POPULAR NEWHALL MANOR DEVELOPMENT
- SPACIOUS LOUNGE
- FITTED KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- BATHROOM

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

£250,000

Property Description

OFFERED WITH NO UPWARD CHAIN. Occupying the ever popular Newhall Manor development, this well presented two bedroom modern style end terraced, is conveniently situated for amenities, including the shops and facilities within Walmley Village and within walking distance of Newhall Country Park, with public transport on hand providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises, reception hallway, guest wc, spacious lounge, fitted kitchen/diner, landing, two bedrooms, family bathroom, off road parking, private enclosed rear garden.

Outside to the front the property is set back from the road behind a low maintenance gravel fore garden with shared gated access to rear, allocated parking space.

CANOPY PORCH

RECEPTION HALLWAY Approached via a leaded double glazed reception door, with laminate flooring, door leading through to lounge, further leading to guest cloakroom.

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

LOUNGE 15' 09" into bay x 14' 08" max 8' 04" min (4.8m x 4.47m) Having fireplace with surround and hearth, laminate flooring, radiator, spindle turning staircase leading off to first floor accommodation, useful under stairs storage cupboard, walk in double glazed bay window to front and door leading through to kitchen/diner.

KITCHEN/DINER 14' 08" x 7' 08" (4.47m x 2.34m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset sink unit with mixer tap and tiled splashback surrounds, fitted gas hob with extractor set in canopy above, built in electric cooker beneath, space and plumbing for washing machine, space for further appliance, space for dining table and chairs, radiator, wall mounted gas central heating boiler, two double glazed windows to rear and double glazed door giving access out to rear garden.

FIRST FLOOR LANDING Approached by a turning spindle staircase with access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 12' 08" to wardrobe x 11' 00" max 9' 10" min (3.86m x 3.35m) Having built in double wardrobe with shelving and hanging rail, further useful built in storage cupboard, radiator and two double glazed windows to front.

BEDROOM TWO 10' 08" x 8' 01" (3.25m x 2.46m) double glazed window to rear, radiator.

BATHROOM 6' 03" x 6' 01" (1.91m x 1.85m) Having a white suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low flush WC, part complementary tiling to walls, radiator, extractor and opaque double glazed window to rear elevation.

OUTSIDE to the rear there is a good sized enclosed rear garden, laid mainly to lawn, with paved patio and further paved seating area to the top of the garden, fencing to perimeter, gated access to front elevation.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely availability for Three, O2 & Vodafone limited availability for EE and data likely availability for Vodafone limited availability for EE, Three & O2

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 44 Mbps. Highest available upload speed 8 Mbps.

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

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.

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. 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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