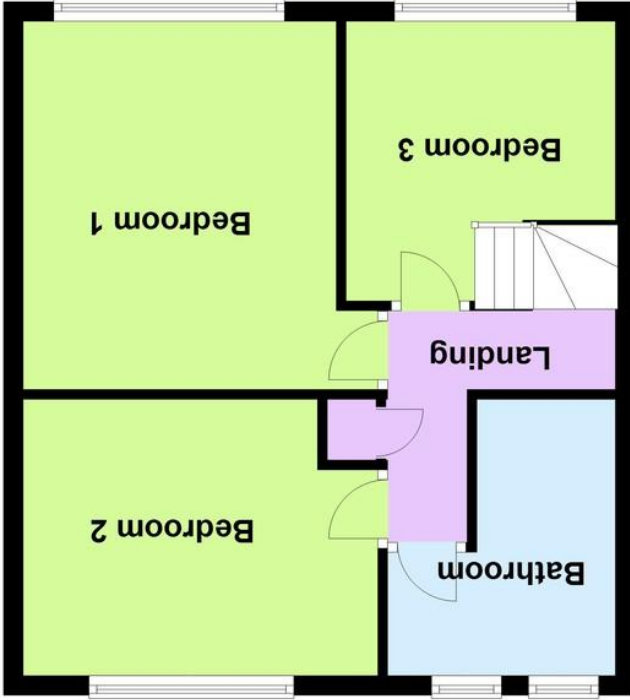
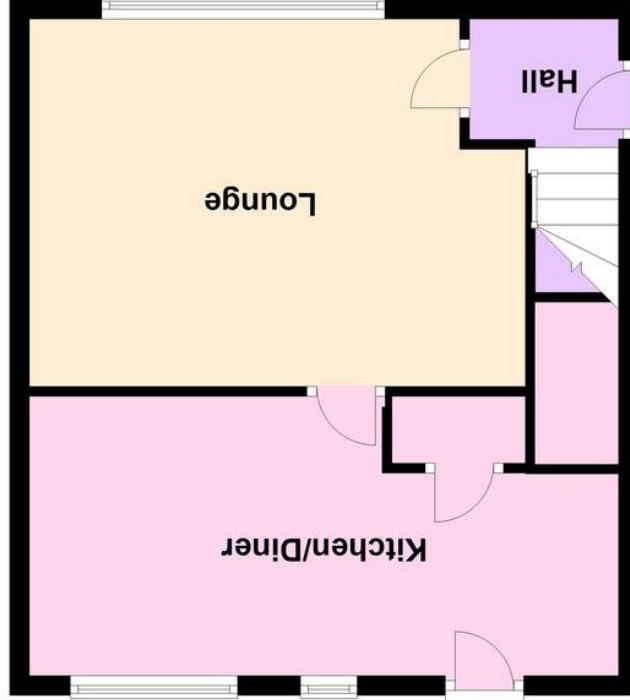


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor



Ground Floor

LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 THREE BEDROOM SEMI DETACHED
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS LOUNGE
- WELL FITTED KITCHEN/DINER
- THREE BEDROOMS
- FAMILY SHOWER ROOM



Wyatt Road, Sutton Coldfield, B75 7ND

£274,000

Property Description

POPULAR RESIDENTIAL LOCATION - This well presented three bedroom semi detached family home, situated in a popular location of Sutton Coldfield, ideally placed for many schools and offering excellent road and rail links and also close to amenities in Sutton Coldfield Town Centre. The property has off road parking to the front, and is approached via a reception hallway giving access to spacious lounge, the modern open plan fitted kitchen/diner is perfect for entertaining and preparing family meals. To the first floor are three good sized bedrooms and the family bathroom with a separate shower cubicle. Outside to the front the property is set back behind a multi vehicle driveway and to complete the home there is a private landscaped rear garden. The property is being sold with the benefit from having NO UPWARD CHAIN and inspection is strongly advised to avoid disappointment. In more detail the property comprises:

Outside to the front the property is set back from the road behind a driveway and block paved shared pathway with gated access to rear.

RECEPTION HALLWAY Been approached via an opaque composite reception door with staircase and balustrade leading off to first floor accommodation, radiator and laminate flooring leading through to lounge.

LOUNGE 16' 08" max 14' 05" min x 12' 04" (5.08m x 3.76m) Having fireplace with surround and hearth, with inset living flame gas fire, coving to ceiling, laminate flooring, radiator, double glazed window to front and glazed door to kitchen/diner.

KITCHEN/DINER 19' 11" x 9' 04" (6.07m x 2.84m) Having a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit, with mixer tap and tiled splash back surrounds, fitted gas hob with extractor set in canopy above, electric oven, space for fridge/freezer, space and plumbing for washing machine and further appliance, space for table and chairs, useful under stairs storage cupboard, radiator, double glazed windows to rear, single glazed window to rear, opaque double glazed window to side and opaque double glazed door giving access out to rear garden.

LANDING Approached via a turning staircase passing double glazed window to side, having built in linen storage cupboard and access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 12' 05" x 11' 11" max 10' 09" min (3.78m x 3.63m) With double glazed window to front, coving to ceiling, radiator.

BEDROOM TWO 11' 09" max 9' 09" min x 9' 06" (3.58m x 2.9m) With double glazed window over looking rear garden and radiator.

BEDROOM THREE 9' 08" max 6' 08" min x 9' 01" (2.95m x 2.77m) With double glazed window to front and radiator.

FAMILY BATHROOM Having a four piece white suite comprising panelled bath, pedestal wash hand basin, low flush WC, part tiling to walls, fully tiled enclosed

shower cubicle with mains fed shower over, ladder heated towel rail and two opaque double glazed windows to rear elevation.

OUTSIDE to the rear there is a good sized enclosed garden, with full width paved patio, gated access to front, neat lawned garden with shrub borders and fencing to perimeter, cold water tap and security light.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely availability for O2 & Vodafone limited availability for EE & Three and data likely availability for O2 limited availability for Three & Vodafone and NO data available for EE

Broadband coverage -
Broadband Type = Standard Highest available download speed 14 Mbps.
Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 41 Mbps.
Highest available upload speed 9 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.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

