

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.
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Walmley | 0121 313 1991



- A SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION WITH VIEWS OVER COUNTRYSIDE TO THE REAR
- LOUNGE AND SEPARATE DINING ROOM
- KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS
- EN-SUITE & SHOWER ROOM

2 Wishaw Lane, Minworth, Sutton Coldfield, B76 9AR

£375,000

Property Description



OPEN ASPECT VIEW TO THE REAR - We are delighted to present this charming four-bedroom semi-detached house for sale occupying this quiet semi rural location with convenient access to public transport links, local amenities, and nearby schools. The location also offers an abundance of green spaces, making it an ideal residence for families and couples seeking a harmonious balance between city and suburban life.

The house itself is graced with two comfortable reception rooms, providing ample space for relaxation and entertainment. The four bedrooms are well-sized, accommodating a variety of needs and lifestyles. The house also offers an en-suite and family shower room, ensuring that busy mornings are manageable for larger households. The open plan kitchen/breakfast room

The outside of the property is just as impressive as the interior. A generously sized garden provides a safe and secure environment for children to play or for adults to enjoy a tranquil outdoor escape. In addition, the property includes a garage and parking facilities, offering convenience and peace of mind for those with vehicles.

In summary, this semi-detached house, with its blend of comfort, location, and potential for personalisation, is an excellent investment for families and couples. Don't miss out on the chance to make this house your new home.

ENTRANCE PORCH Having double glazed door to front with double glazed windows either side, tiled floor, down lighting to ceiling and door to lounge.

LOUNGE 18' 05" into stairs x 13' 04" (5.61m x 4.06m) Having double glazed bow window to front, fire place with gas point in need of flue with tiled hearth and back, ceiling light point, down lighting, one double radiator, one single radiator, doors to kitchen and dining room.

DINING ROOM 10' 03" x 9' 04" (3.15m x 2.84m) Having double glazed patio doors leading to conservatory, single radiator, ceiling light point and coving.

CONSERVATORY 10' 03" x 9' 05" (3.12m x 2.87m) Being UPVC and brick construction with double glazed windows to side and rear and double glazed French doors to patio.

BREAKFAST/KITCHEN 17' 03" x 10' 04" (5.26m x 3.15m) Being fitted with a matching range of wall and floor base storage units, double glazed window to rear, double glazed French doors to garden, door to inner lobby, stainless steel one and a half bowl sink with roll top work surfaces, tiled splash backs, tiled floor, electric oven, gas hob with cooker hood over, integral dishwasher, radiator and down lighting to ceiling.

LOBBY Having door to home office and WC.

HOME OFFICE 13' 01" x 7' 09" (3.99m x 2.36m) (Converted from original garage) Having double glazed window to front, power, lights and returning door to lobby.

WC Having low level WC, wall mounted wash hand basin, tiled floor, tiled splash backs, ceiling light point and extractor fan.

FIRST FLOOR LANDING There is loft access, airing cupboard, ceiling light point and doors to:

BEDROOM ONE 13' 07" x 10' 08" (4.14m x 3.25m) Having double glazed bow window to front, fitted wardrobe, single radiator, two wall lights and coving.

BEDROOM TWO 14' 10" x 7' 05" (4.52m x 2.26m) Having double glazed bow window to front, double radiator, ceiling light point and door to en-suite.

EN SUITE A full bathroom having double glazed window to rear, panelled bath with shower over, pedestal wash hand basin, low level WC, heated chrome towel rail, full tiling to walls, tiled floor and down lighting to ceiling.

BEDROOM THREE 10' 05" x 10' 00" (3.18m x 3.05m) Having double glazed window to rear, single radiator and ceiling light point.

BEDROOM FOUR 10' 00" max x 7' 05" (3.05m x 2.26m) Having double glazed window to front, built-in wardrobe over stairs, single radiator and ceiling light point.



FAMILY SHOWER ROOM Having double glazed window to rear, walk-in double shower cubicle, pedestal wash hand basin, low level WC, extractor fan, full tiling to walls, tiled floor, heated chrome towel rail and down lighting to ceiling.

OUTSIDE

REAR GARDEN Having paved patio leading to lawn, further paved areas, fence surrounding and views over fields

FRONT There is ample tarmac off road parking, planted area with shrubs the off road parking leads to garage.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice limited availability for EE, Three, O2 & Vodafone and data limited availability for EE, Three & Vodafone. No data availability O2.

Broadband coverage -

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 40 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 - 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 to 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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