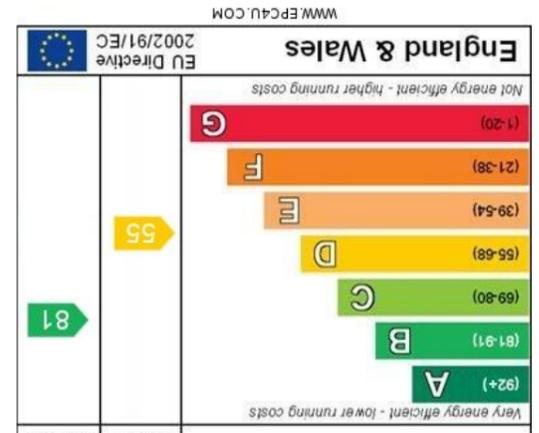


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**



If you require the full EPC certificate direct to your email address please contact the sales branch marketing  
 if 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 TRADITIONAL STYLE SEMI DETACHED HOUSE
- OFFERING SCOPE AND POTENTIAL
- LOUNGE DINING ROOM
- EXTENDED KITCHEN WITH UTILITY AND WC
- THREE BEDROOMS
- REAR GARAGE AND DRIVEWAY



4 Orton Avenue, Walmley, Sutton Coldfield, B76 1JP

£310,000



## Property Description

**OFFERING SCOPE AND POTENTIAL** - This three bedroom traditional semi detached house occupying this corner position in this popular residential location close to the shops and amenities within Walmley village with public transport on hand and excellent schools in the vicinity and transport links providing easy access into both Sutton Coldfield town centre, Birmingham city centre and motorway connections. The accommodation which offers scope and potential briefly comprises:- Entrance porch, reception hallway, lounge/dining room, extended kitchen, utility room, wc, landing, three bedrooms, bathroom and separate WC. Outside to the front the property occupies an corner position is set back behind a fore garden. To the rear of the property is a driveway giving access to the rear detached garage and to the is a good sized secluded rear and side garden. Early viewing of this property is recommended which is available with no upward chain and in more detail the accommodation comprises:

Outside to the front the property is set on a large corner plot in an elevated position and is set well back from the road behind a low maintenance paved fore garden, with steps leading up to enclosed porch and gated access to the rear. To the rear of the property there is a detached garage and driveway.

**ENCLOSED PORCH** Being approached by double glazed French doors with matching side screens.

**RECEPTION HALLWAY** Being approached by an opaque glazed reception door with matching side screen, stairs off to first floor accommodation, built in storage cupboard, radiator and doors off to lounge and kitchen.

**DINING ROOM** 13' 10" x 9' 09" (4.22m x 2.97m) Having walk in double glazed bay window to front, radiator and glazed sliding door with matching side screen leading through to lounge.

**LOUNGE** 14' 06" x 9' 09" (4.42m x 2.97m) Focal point to room is a feature fireplace with surround and hearth, radiator and double glazed window over looking rear garden.

**KITCHEN** 11' 11" x 6' 11" (3.63m x 2.11m) Having a range of wall and base units with worktop surfaces over, incorporating double drainer sink unit, with tiled splash back surrounds, space for cooker, radiator, useful under stairs storage cupboard, double glazed window to rear and glazed door leading through to utility room.

**UTILITY ROOM** Having a range of base units with inset sink unit, tiled splash back surrounds, space and plumbing for washing machine, wall mounted gas central heating boiler, further range of wall and base units, double glazed window to side, double glazed door giving access to rear garden and door through to guest cloakroom.

**GUEST CLOAKROOM** Having low flush WC, tiled floor and opaque double glazed window to side.

**LANDING** Being approached by a turning staircase passing opaque double glazed window to side, with access to loft and doors off to bedrooms, bathroom and separate WC.

**BEDROOM ONE** 14' 04" x 8' 01" (4.37m x 2.46m) Having double glazed bay window to front, two built in double wardrobes, radiator.

**BEDROOM TWO** 11' 02" x 9' 09" (3.4m x 2.97m) Having two built in wardrobes, radiator and double glazed window to rear.

**BEDROOM THREE** 6' 11" x 6' 11" (2.11m x 2.11m) Having two built in wardrobes, radiator and double glazed window to front.

**SHOWER ROOM** Having a white suite, comprising pedestal wash hand basin, walk in double shower cubicle with mains shower over, built in storage cupboard, further built in linen storage cupboard, radiator and opaque double glazed window to rear elevation.



**OUTSIDE** To the rear there is a good sized, enclosed South Easterly facing garden with patio and steps leading to raised lawn, pathway, low maintenance shingle borders, shrubs and trees, fencing to perimeter, gate leading to further side garden and pedestrian access door to the detached garage at the rear, side garden having pathway and feature circular paved patio area with a variety of shrubs and trees, further gated access to front, timber framed garden shed and gate leading to driveway with detached garage to the rear.

**DETACHED GARAGE** 19' 11" x 9' 03" (6.07m x 2.82m) Being at the rear of the property with up and over door to front, light and power, windows to side and rear and glazed door giving access to rear garden.(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

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

Broadband coverage -  
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 330 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - 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

