

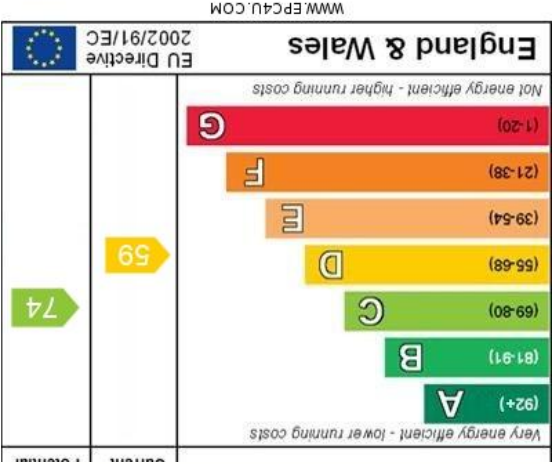
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Walmley | 0121 313 1991



- EXCELLENTLY PRESENTED MODERN LINK DETACHED PROPERTY
- ATTRACTIVE LOUNGE
- SUPERB OPEN PLAN KITCHEN/DINER/CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM
- GARAGE AND DRIVEWAY



43 Miniva Drive, Walmley , Sutton Coldfield, B76 2WT

£350,000



## Property Description

**POPULAR CUL DE SAC LOCATION** This modern style three bedroom detached house occupies this popular cul-de-sac location close to amenities including the shops and facilities within Walmley village with public transport on hand, excellent local schools and transport links providing access into both Birmingham City Centre, Sutton Coldfield Town Centre and motorway connections.

The accommodation briefly comprises:- Entrance hallway, guest cloakroom, family lounge, superb open plan kitchen/diner/conservatory, landing, three bedrooms and bathroom. Outside to the front the property is set back behind a fore garden with a driveway proving off road parking for two vehicles and to the rear is a secluded low maintenance enclosed rear garden. Early viewing of this property is recommended and in more detail the accommodation comprises:

Outside to the front the property occupies a pleasant position on this popular cul de sac set back behind a multi vehicle block paved driveway giving acces to the garage, neat lawn with variety of shrubs and trees, with hedgerow and fencing to perimeter, external lighting and pedestrian access to rear.

**ENCLOSED PORCH** Approached by a double glazed entrance door with matching side screens with wall light point, tiled floor and door through to reception hallway.

**RECEPTION HALLWAY** Being approached by a leaded double glazed reception door with radiator, door through to lounge and further door through to guest cloakroom.

**GUEST CLOAKROOM** Having low flush WC, wash hand basin with chrome mixer tap, radiator and opaque double glazed window to front elevation.

**LIVING ROOM** 14' 08" x 11' 10" (4.47m x 3.61m) Focal point to room is a feature fireplace having surround and hearth fitted with an electric fire, coving to ceiling, spindle staircase leading off to first floor accommodation, useful under stairs storage cupboard, laminate flooring, walk in double glazed bay window to front and door through to kitchen/diner.

**OPEN PLAN KITCHEN/DINER/CONSERVATORY**

**KITCHEN/DINING AREA** 14' 11" x 8' 08" (4.55m x 2.64m) Kitchen having a matching range of wall and base units with work top surfaces over, incorporating inset stainless steel sink unit with mixer tap, and tiled splash back surrounds, fitted gas hob with extractor hood above, built in grill and oven beneath, integrated dish washer, integral fridge and freezer, double glazed window to rear, laminate flooring continuing through to dining area. Opening through to dining/conservatory.

**DINING/CONSERVATORY** 11' 01" x 7' 09" (3.38m x 2.36m) Being of part brick construction, with wall mounted panel heater, space for dining table and chairs, double glazed windows to side and rear elevation, double glazed door giving access out to rear garden.

**OUTSIDE** To the rear there is a low maintenance Westerly facing well maintained, enclosed rear garden with full width decked seating area, leading to low maintenance gravelled garden area with Astro turf, variety of shrub and trees with fencing to perimeter, garden Summer house, plastic framed garden shed and pathway with gated access to front, outside cold water tap, eternal lighting and pedestrian access door through to garage.

**GARAGE** 17' 04" x 8' 06" (5.28m x 2.59m) Having remote control roller shutter door to front, light and power and glazed pedestrian access door leading out to rear garden.(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**FIRST FLOOR LANDING** Approached by a spindle turning staircase, having airing cupboard, housing gas central heating boiler, access to loft with Velux sky light and doors off to bedrooms and bathroom .

**BEDROOM ONE** 12' 1" 10" x 8' 05" (3.91m x 2.57m) Having double glazed window to front, radiator, laminate flooring and built in wardrobe.

**BEDROOM TWO** 10' 07" x 8' 04" (3.23m x 2.54m) Having double glazed window to rear, radiator, laminate flooring.

**BEDROOM THREE** 8' 07" x 6' 04" (2.62m x 1.93m) Having double glazed window to front, radiator, laminate flooring.

**SHOWER ROOM** Being reappointed with a white suite, comprising pedestal wash hand basin with chrome mixer tap, low flush WC, part tiling to walls, chrome ladder heated towel rail, enclosed double shower cubicle with mains shower over, opaque double glazed window to rear elevation.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice 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 70 Mbps. Highest available upload speed 20 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 event ual 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.

**CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991**