

**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 Conveyer.



Boldmere | 0121 321 3991



- THREE BEDROOM SEMI DETACHED HOME
- DRIVEWAY PROVIDING OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- SPACIOUS GARDEN

Welwyndale Road, Wylde Green , Sutton Coldfield, B72 1AL

£375,000



Property Description

NEW TO MARKET this superbly presented three bedroom semi-detached home that occupies this sought after residential location within Wylde Green, with public transport on hand and walking distance to Wylde Green and Chester Road train station as well as having the shops and amenities within Wylde Green shopping centre and excellent local schools in the vicinity. This property benefits from having a driveway providing off road parking for multiple vehicles and a spacious rear garden. The property in brief comprises ; entrance hallway, dining room, living room, kitchen, utility, office and downstairs wc. The upstairs has three well proportioned bedrooms and a bathroom with separate wc. Please call us now to book your viewing!

PORCH Providing access to:-

ENTRANCE HALL Providing access to downstairs living area and stairs leading off:-

LIVING ROOM 14' 0" x 10' 9" (4.27m x 3.28m) Carpeted, double glazed sliding doors to rear patio, radiator, ceiling light and power points.

DINING ROOM 10' 10" x 10' 8" (3.3m x 3.25m) Carpeted, double glazed bay window to front, ceiling light and power points.

OFFICE 15' 4" x 6' 10" (4.67m x 2.08m) Having double glazed bay window to front, radiator, ceiling light and power points.

DOWNSTAIRS WC Having low level wc, wash basin and ceiling light.

KITCHEN 14' 4" x 13' 6" (4.37m x 4.11m) Tiled flooring, double glazed window to rear, cooker, gas hob, sink, range of wall and base units, ceiling light and power points.

UTILITY ROOM 11' 0" x 4' 2" (3.35m x 1.27m) Having tiled flooring, base units, double glazed French door to rear patio, double glazed window to side.

FIRST FLOOR LANDING Providing access to all three bedrooms, family bathroom and separate wc.

BEDROOM ONE 13' 11" x 8' 10" (4.24m x 2.69m) Carpeted, having fitted wardrobes, double glazed bay window to rear, radiator, ceiling light and power points.

BEDROOM TWO 13' 11" x 9' (4.24m x 2.74m) Carpeted, double glazed bay window to front, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM THREE 7' 6" x 9' 3" (2.29m x 2.82m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BATHROOM 5' 10" x 6' (1.78m x 1.83m) Tiled throughout, bath, walk-in shower, wash basin, heated towel rail, double glazed window to front.

SEPARATE WC 4' 6" x 2' 10" (1.37m x 0.86m) Double glazed window to side, low level wc, wash basin and ceiling light.

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for O2, limited for EE, Three and Vodafone and limited data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 29 Mbps. Highest available upload speed 6 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.

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.

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