



Bassett Close, Walmley, Sutton Coldfield, B76 1DB

- 🏠 Delightful Detached Bungalow
- 🏠 Three Bedrooms
- 🏠 Spacious Lounge
- 🏠 Kitchen

- 🏠 Guest WC
- 🏠 Family Bathroom
- 🏠 No Upward Chain
- 🏠 Energy Rating Band TBC

Offers In Excess Of £350,000



To view this property contact Hunters at 32 Beeches Walk, Sutton Coldfield, B73 6HN
Email: sutton@huntersgroup.co.uk

📞 0121 355 0555



A delightful detached bungalow situated on a sweeping corner position in a quiet cul-de-sac location on the popular New Hall development. Offering spacious well appointed living accommodation and being in proximity to the local amenities at both Walmley and Sutton Coldfield Town Centre with transport links on hand. The property briefly comprises: Entrance porch, reception hall, guest WC, spacious lounge, kitchen, three bedrooms, family bathroom and garage. The property is offered for sale with NO UPWARD CHAIN.

FRONTAGE Situated on a sweeping corner plot with substantial side lawned area, block paved driveway providing ample off road parking and leading to property entrance with opaque double glazed door with window leading to:

RECEPTION HALLWAY Having coving to ceiling and radiator.

GUEST WC Opaque double glazed window, wall hung wash hand basin, WC, Karndean flooring and radiator.

KITCHEN 10' 7" x 7' 7" (3.23m x 2.31m) Having a matching range of wall and base units with work surface over incorporating sink and drainer unit, integrated appliances to include electric hob, dishwasher, double oven, space for fridge, space and plumbing for washing machine, wall mounted Vailant gas central heating Combi boiler and vinyl tiled effect flooring.

SPACIOUS LOUNGE 18' 5" x 11' 9" (5.61m x 3.58m) Double glazed windows to side and front, two radiators, coving to ceiling, rustic brick fire place with tiled hearth and electric fire connected. Door to:

INNER HALLWAY Having airing cupboard, radiator, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 11' 5" x 9' 8" (3.48m x 2.95m) Double glazed window to rear, radiator and built-in wardrobes.

BEDROOM TWO 9' 8" x 8' 6" (2.95m x 2.59m) Double glazed window to rear, double glazed door leading to rear garden,

BEDROOM THREE 8' 3" x 7' 7" (2.51m x 2.31m) Double glazed window to side and radiator.

BATHROOM Opaque double glazed window to side, suite comprising panelled bath with Triton shower over and shower curtain, wash hand basin and WC, radiator and Karndean flooring.

GARAGE 16' 9" x 7' 8" (5.11m x 2.34m) Metal up and over door, power and lighting and door to side.

REAR GARDEN Having a paved patio area, wooden gate leading to front, mainly laid to lawn with conifer and hedge borders and access to garage.



GENERAL INFORMATION

VIEWING Sutton Coldfield Office – Tel: 0121 355 0555

TENURE The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 0121 355 0555 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

FUNDING Mortgage Advice Bureau at Hunters offer advice and recommendation on over 11,000 first charge mortgage products, from over 90 UK lenders. To help you choose the right mortgage for you, call 0121 355 0555 to arrange to speak with an expert.

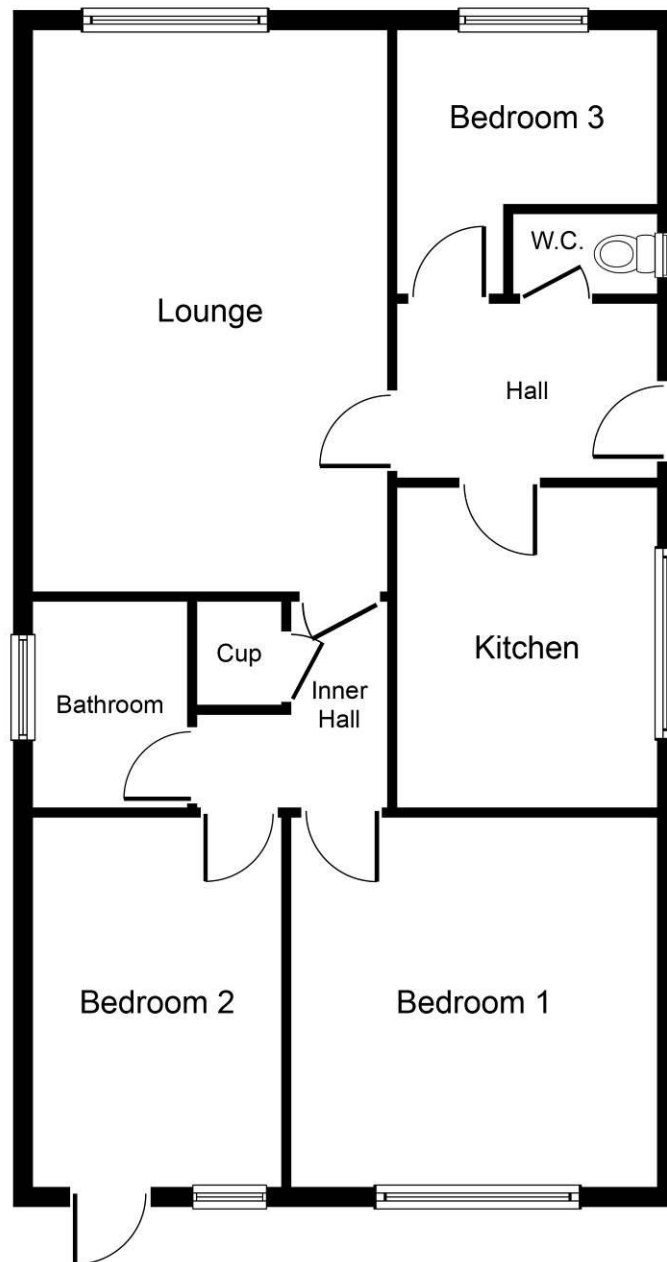
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COUNCIL TAX www.voa.gov.uk

SCHOOLS www.birmingham.gov.uk/schools

PLANNING APPLICATIONS www.birmingham.gov.uk

LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk



Bassett Close

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

