

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

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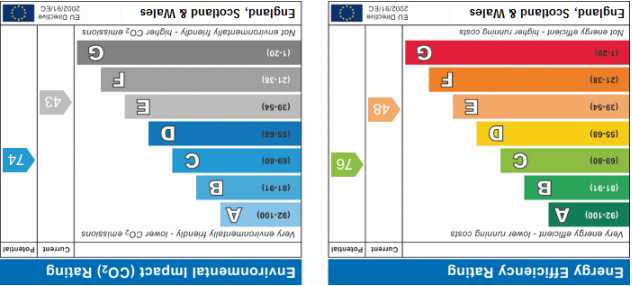


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



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- THREE BEDROOM SEMI DETACHED
- EXTENDED LOUNGE
- DINING ROOM
- KITCHEN
- UTILITY AREA
- FAMILY BATHROOM



Sutton Road, Walsall, WS5 3AZ

£325,000



Property Description

Ideally located for a variety of local shopping areas including Walsall and Sutton Coldfield, well placed for local transport links and good local schooling. This super family home is set well back from the road, with grassed verges. Entrance driveway with parking for multiple cars and landscaped with a variety of shrubs and trees to either side.

The property is approached via the front door which has frosted glazing and opens into:-

ENTRANCE PORCH Glazed door leads to:-

ENTRANCE HALL With stairs off to the first floor landing.

EXTENDED LOUNGE 20' 0" x 11' 1" (6.1m x 3.4m) With double glazed window to the rear and double glazed patio doors opening to the side, feature fireplace and ceiling light fittings.

DINING ROOM 15' 8" max x 11' 1" (4.8m max x 3.4m) With double glazed PVC bay window to the front and feature fireplace.

KITCHEN 12' 1" x 8' 2" (3.7m x 2.5m) Comprising off fitted kitchen with a range of wall and base units with matching roll top work surfaces and tiled splash backs, stainless steel one and half bowl sink drainer, cooker point, double glazed PVC windows overlooking the garden and door leading to:-

UTILITY AREA 11' 9" x 6' 2" (3.6m x 1.9m) With door leading to garden, double glazed PVC window to the rear, fitted with wall and base units and matching worktops, plumbing for washing machine and storage cupboard off.

Return staircase leads to the:-

GALLERIED STYLE FIRST FLOOR LANDING With PVC frosted double glazed window to the side and loft hatch.

BEDROOM ONE 11' 1" x 10' 5" (3.4m x 3.2m) With double glazed PVC window to front and a range of built in wardrobes.

BEDROOM TWO 11' 1" x 10' 5" (3.4m x 3.2m) With double glazed



PVC window overlooking the garden and a range of built in wardrobes.

BEDROOM THREE 12' 1" max x 8' 10" max (3.7m max x 2.7m max) Double glazed PVC window to the front.

BATHROOM 8' 10" x 5' 2" (2.7m x 1.6m) With double glazed window to the rear, white suite comprising of; bath with mixer taps and shower over, WC, wash hand basin vanity unit, is fully tiled and chrome ladder style towel radiator.

DOUBLE GARAGE (EACH SINGLE GARAGE MEASURING) 14' 9" x 7' 2" (4.5m x 2.2m) One having door to utility area and both with up and over garage doors. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

EXPANSIVE AND DELIGHTFUL SOUTHERLY ASPECT REAR GARDEN Has been landscaped with paved patio area and path leading down the garden, is mostly laid to lawn and a variety of plants, shrubs, trees and timber fence surround.

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.

