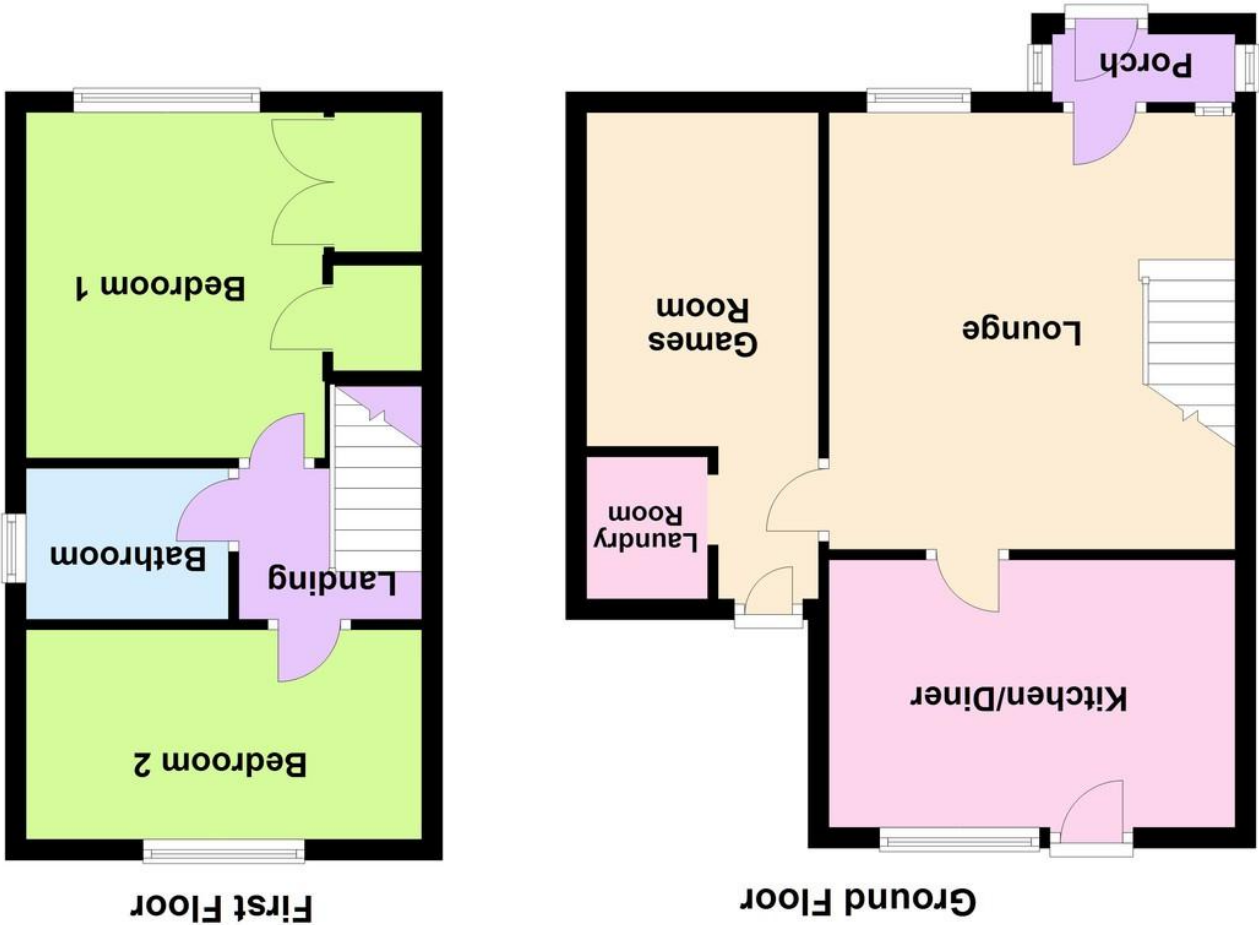
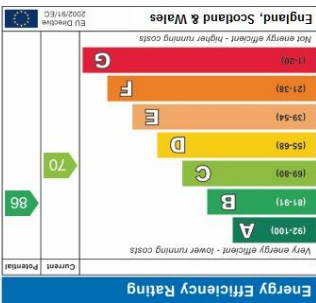
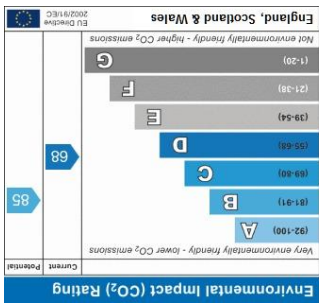


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Semi Detached Home
- Ideal First Time Buy
- Two Bedrooms
- Kitchen / Diner
- Laundry Room
- Games Room



Argus Close, Walmley, Sutton Coldfield, B76 2TG

Offers Over £220,000



Property Description

Set in a highly sought after cul de sac with superb access to Senior and Primary schools, ideal for first time buyers, this two bedroom semi detached property must be viewed and briefly comprises of entrance porch, lounge, kitchen / diner, laundry room, games room, two bedrooms, family bathroom, outside there are gardens to rear and off road parking to front.

ENTRANCE PORCH Having double glazed door to front, double glazed windows to both sides, wall light and door to lounge.

LOUNGE 13' 2" x 12' 7" (4.01m x 3.84m) Having double glazed window to front, stairs to first floor landing, radiator, ceiling light point and doors to kitchen / diner and lobby.

KITCHEN / DINER 12' 7" x 9' 3" (3.84m x 2.82m) Being fitted with a matching range of wall and floor base storage units, double glazed window to rear, double glazed door to rear, one and a half bowl sink, roll top work surfaces, tiled splash backs, electric oven, gas hob with cooker hood over, plumbing for washing machine and single radiator.

LOBBY Having open arch to games room and to laundry and double glazed door to rear garden.

LAUNDRY 5' 10" x 9' 4" (1.78m x 2.84m) Having wall units, roll top work surfaces, ceiling light point and plumbing for washing machine.

GAMES ROOM 10' x 7' 9" (3.05m x 2.36m) Having double radiator and ceiling light point.

FIRST FLOOR LANDING Having loft access, ceiling light point and doors to:

BEDROOM ONE 10' x 9' 5" (3.05m x 2.87m) Having double glazed window to front, large built-in double wardrobe, storage cupboard over stairs and ceiling light point.

BEDROOM TWO 12' 7" x 6' 8" (3.84m x 2.03m) Having double glazed window to rear, single radiator and ceiling light point.

BATHROOM Having double glazed window to side, whirlpool bath with shower over, pedestal wash hand basin, low level WC, full tiling to walls, ceiling light point and single radiator.

OUTSIDE

REAR GARDEN Having paved patio leading to lawn, shrubs and plants, further paved patio and fence surrounding.

FRONT Having lawn and paved off road parking.

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.