

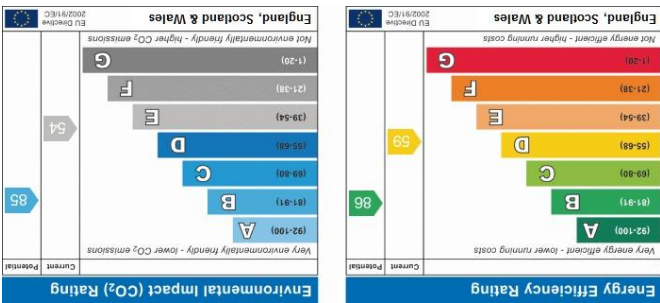
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Walmley | 0121 313 1991



- Exceptional Starter Home
- Cul De Sac Location on Oak & Ash Estate
- Two Bedroom Semi Detached
- Kitchen / Diner with Integral Appliances
- Beautifully Stocked Attractive Rear Garden



Oak Farm Close, Walmley,  
Sutton Coldfield, B76 1PJ | Offers Over £240,000





## Property Description

An exceptional starter home set in a cul de sac on the Oak & Ash Estate with superb access to local Junior Schools and amenities. The property briefly comprises of entrance hall, lounge, kitchen / diner with integral appliances, two bedrooms, family bathroom, beautifully stocked attractive well maintained rear garden, small garden with front with tarmac off road parking leading to garage. In more detail the accommodation comprises:

**ENTRANCE HALL** Having double glazed door to front, double glazed window to front, laminate floor, ceiling light point and door to lounge.

**LOUNGE** 14' 1" x 13' 4" (4.29m x 4.06m) Having double glazed window to front, living flame gas fire with marble hearth and back and wooden surround, double radiator, ceiling light point, laminate floor, stairs to first floor landing and door to kitchen/diner.

**KITCHEN/DINER** 14' x 9' 2" (4.27m x 2.79m) Fitted with a matching range of wall and floor base storage units, double glazed window to rear, double glazed French doors to rear, one and a half bowl sink unit, roll top work surfaces, double electric oven and gas hob with cooker hood over, integral washing machine and dishwasher, integral fridge and freezer, central heating boiler, double radiator, down lighting and coving.

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

**BEDROOM ONE** 14' 2" x 10' 1" (4.32m x 3.07m) Having two double glazed windows to front, fitted wardrobe, single radiator and ceiling light point.

**BEDROOM TWO** 9' 4" x 8' 3" (2.84m x 2.51m) Having double glazed window to rear, fitted wardrobes, single radiator and ceiling light point.

**BATHROOM** Having double glazed window to rear, panelled bath with shower over, pedestal wash hand basin, low level WC, extractor fan, full tiling to walls, heated chrome towel rail and ceiling light point.

## OUTSIDE

**REAR GARDEN** There are well stocked attractive gardens, lawn, shrubs and plants and fence and shrubs surrounding.

**FRONT** There is a gravelled and planted area and tarmac off road parking leading to garage.

**SINGLE GARAGE** (Unmeasured) With up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**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.