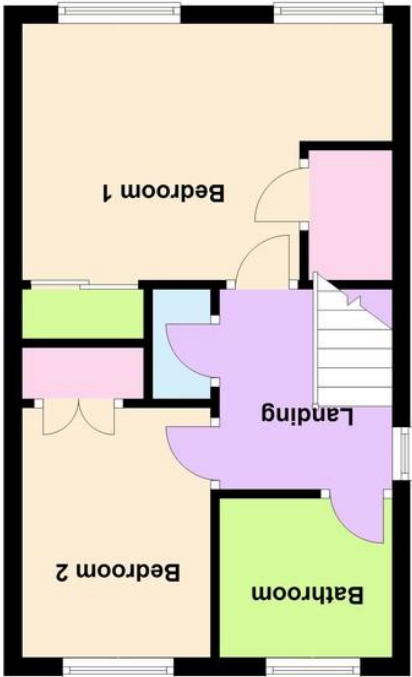
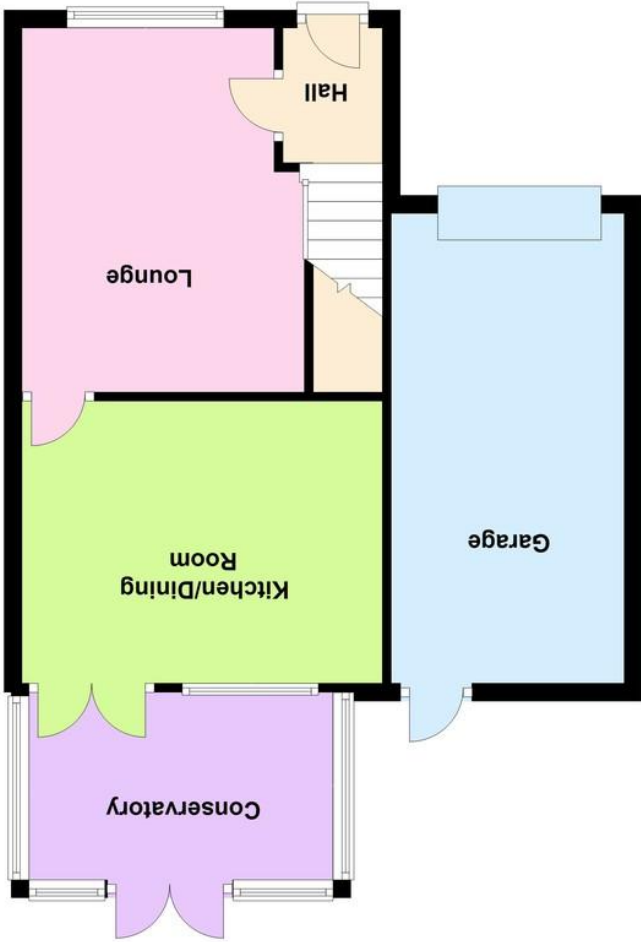


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor

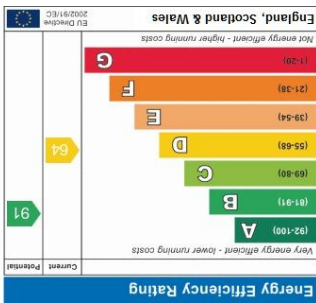
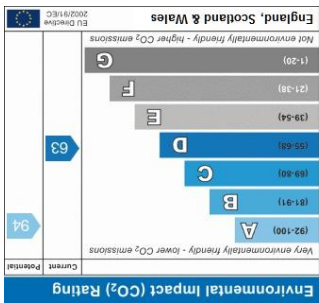


Ground Floor

LEGAL READY

"How does this help me?"
The motivated vendor of this property has
provided their solicitor with all the paperwork
required to enable a contract to be sent to the
buyer's solicitor upon an offer being agreed.
In doing so it should help with a quicker move and
avoid unnecessary delays and costs from the outset.

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 in a Sought After Location
- Two Bedrooms
- Lounge & Conservatory
- Fitted Dining Kitchen
- First Floor Bathroom
- Feature Rear Garden With Decked Patio & Large Storage Shed



The Riddings, Walmley, Sutton Coldfield, B76 1RW

Offers Over £240,000



Property Description

A two bedroom semi detached property situated in a sought after location in a pleasant cul de sac leading off Turchill Drive, benefitting from double glazing and gas fired central heating (both where specified). The accommodation will be suited to the first time purchaser and briefly comprises of: reception hall, lounge, fitted dining kitchen with integrated hob / oven, double glazed conservatory, two bedrooms - both with built-in wardrobes, first floor bathroom with shower, attractive rear garden, side garage and block paved driveway to the front. In more detail the accommodation comprises of:

RECEPTION HALL With double glazed entrance door, stairs off to first floor and door off to:

LOUNGE 13' 5" x 10' 2" (4.09m x 3.1m) Having double glazed window to front, radiator and feature fire surround and hearth comprising a contemporary style electric fire.

FITTED DINING KITCHEN 13' 2" x 9' 2" (4.01m x 2.79m) Fitted with a range of base and wall units with contrasting work surfacing housing single drainer stainless steel sink unit with mixer tap, integrated four ring stainless steel gas hob with electric oven and chimney style extractor, complementary splash back ceramic tiling, space for dishwasher and further appliances, double glazed window to rear, radiator, door to useful walk-in under stairs storage, laminate flooring and double glazed French doors leading to:

DOUBLE GLAZED CONSERVATORY 12' 2" x 7' 6" (3.71m x 2.29m) Having space for washing machine, laminate flooring and French doors providing rear access.

FIRST FLOOR LANDING Having access to loft space, door to airing cupboard and doors off to:

BEDROOM ONE 13' 3" max and 10' 3" min x 9' 6" (4.04m max and 3.12m min x 2.9m) Having two double glazed windows to the front, radiator and double built-in wardrobe.

BEDROOM TWO 9' 1" x 6' 7" (2.77m x 2.01m) Having double glazed window to rear, radiator and double built-in wardrobe.

BATHROOM Having a white suite comprising of a panelled bath with mixer shower attachment over with side screen, shaped pedestal hand wash basin, close coupled WC, part tiling to walls and complementary ceramics with cosmetic shelf, vertical towel heater / radiator and obscure double glazed window to rear.

OUTSIDE

SIDE GARAGE 17' 4" x 8' 6" (5.28m x 2.59m) Having power, lighting, up and over door and interconnecting door to garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Having an attractive rear garden being enclosed by timber weave fencing laid mainly to shaped lawn with stocked borders of various shrubbery etc, full width decked patio area with pickett fencing and a good sized timber storage shed measuring 13' x 5'.

FRONT A driveway provides ample off road parking and access to the main accommodation.

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.