



Granary Lane, Walmley

Sutton Coldfield, B76 1SW

£425,000



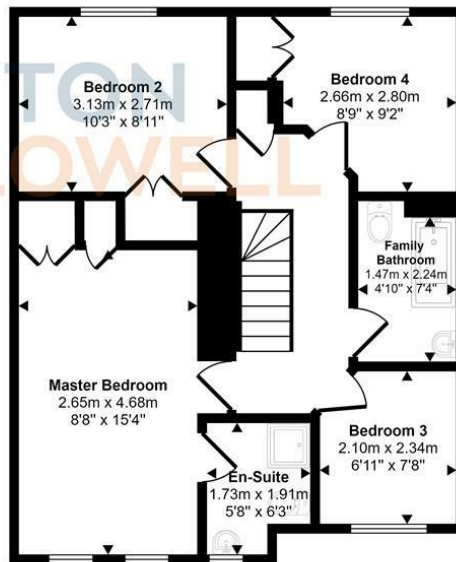
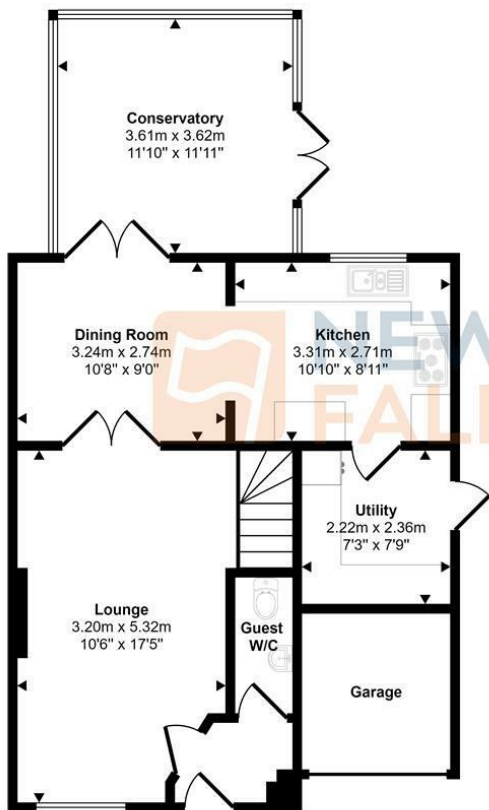
Newton Fallowell Sutton Coldfield welcomes you to this impressive detached property in the highly sought location of Walmley, Sutton Coldfield. The property on Granary Lane comprises of a driveway which has ample parking suitable for two vehicles along with a garage. Entrance to the property is gained via front door to an entrance hall. On the ground floor of the property has a spacious lounge, dining room/ fixed kitchen, utility, downstairs W/C and extended conservatory. The first floor consists of four bedrooms in which the master bedroom includes an ensuite bathroom and a family bathroom. To the rear of the property is a private maintained garden. Situated in a highly sought after location within easy reach of local schools this property also has access to transport links into Sutton Coldfield and Birmingham.

This detached property is one not to be missed. Check out the 360 tour online and book a viewing today!

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

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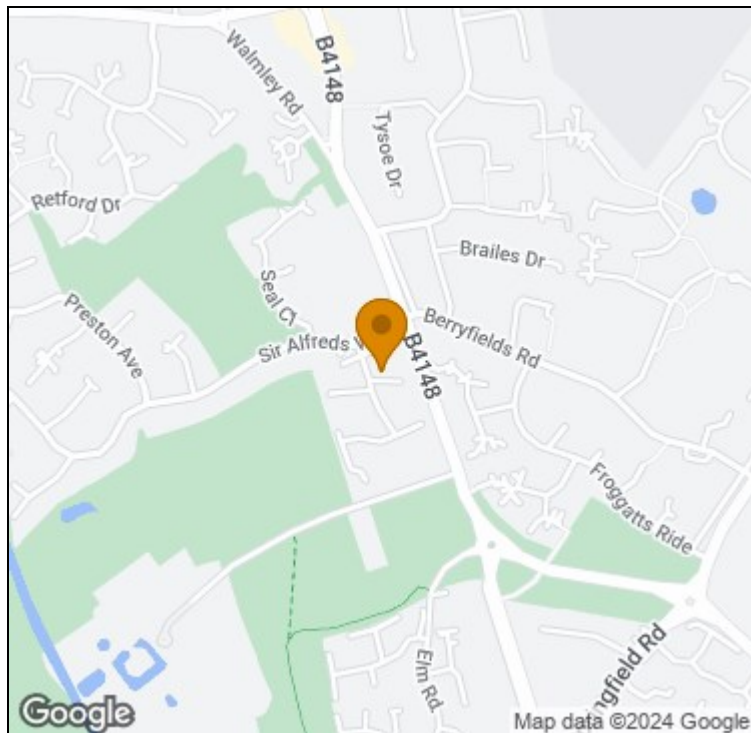
Approx Gross Internal Area
123 sq m / 1319 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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