



Windyridge Road, Walmley
Sutton Coldfield, West Midlands, B76 1HP



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Offers Over £335,000

Newton Fallowell Sutton Coldfield welcomes you to this impressive semi-detached property in the heart of Walmley, Sutton Coldfield. The property is situated in a sought after location with nearby schools, amenities and transport links to Birmingham and other surrounding areas. The property on Windyridge Road briefly comprises of an entrance hallway, spacious lounge, dining room/ fixed kitchen, utility, downstairs W/C with storage and a utility area. The first floor has three good size bedrooms and a family bathroom. The property also has ample parking for four vehicles and to the rear is a private low maintenance garden.

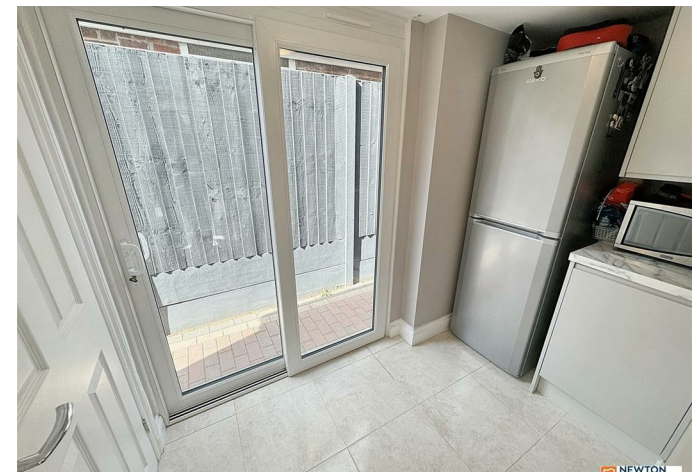
This semi-detached property is one not to be missed. Make sure you book a viewing today!

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

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in

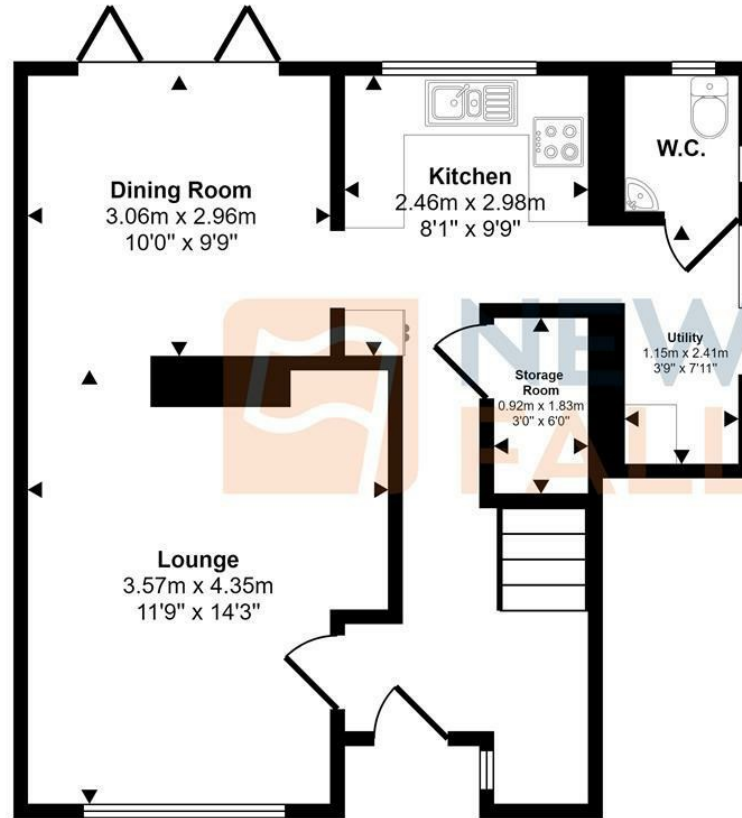


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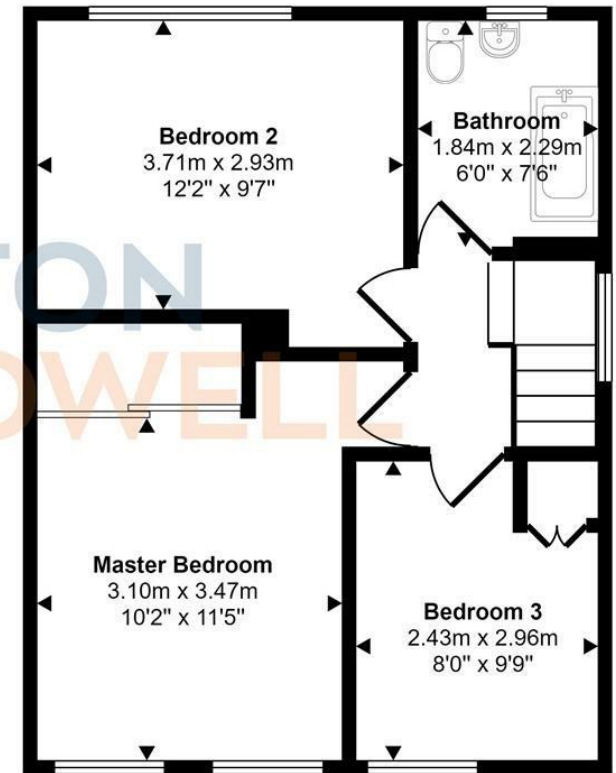


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating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

Approx Gross Internal Area
90 sq m / 965 sq ft



Ground Floor
Approx 47 sq m / 507 sq ft



First Floor
Approx 43 sq m / 458 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.