

Offers Over £350,000

Jayman
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Estate Agents



Welwyndale Road

Sutton Coldfield, West Midlands, B72 1AW

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Jayman offer for sale this 3 bedroom traditional semi detached house on Welwyndale Road, being walking distance from local shops and transport links.

Hallway

With doors leading to two reception rooms, stairs to first floor and Kitchen to rear.

Lounge 10'6" x 13'5" (3.21 x 4.09)

With delightful bay window to fore.

Dining Room 10'5" x 14'0" (3.18 x 4.29)

With doors to rear garden.

Fitted kitchen 10'4" x 8'11" (3.16 x 2.72)

Modern fitted kitchen with space for appliances and door to side garden and to Utility (with WC)

First floor

With doors leading to

Bedroom 1 10'4" x 13'5" max (3.15 x 4.09 max)

Double bedroom with bay window to fore.

Bedroom 2 10'0" x 14'3" max (3.07 x 4.35 max)

Double bedroom with window to rear.

Bedroom 3 6'8" x 8'11" (2.05 x 2.72)

Single bedroom with window to rear

Bathroom

Refitted bathroom suite comprising bath with shower above, wash hand basin and WC.

Rear Garden

Pleasant rear garden.

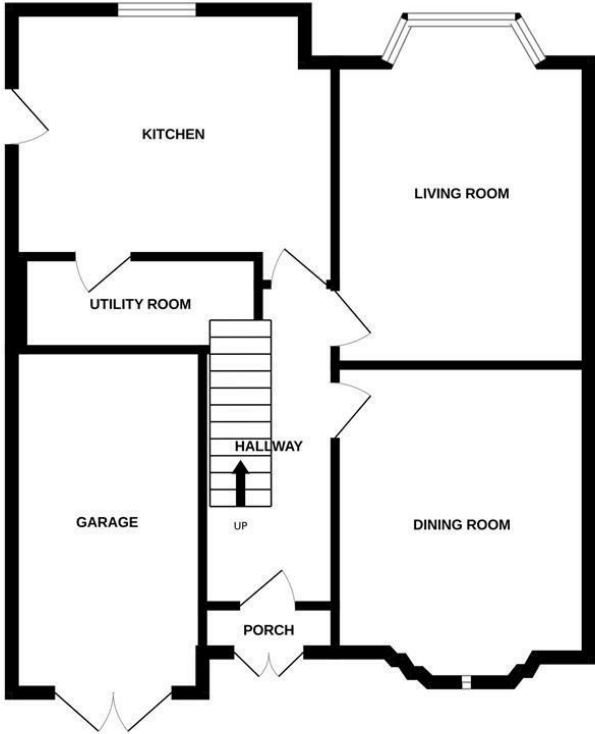
Garage

Driveway leads to integral garage.

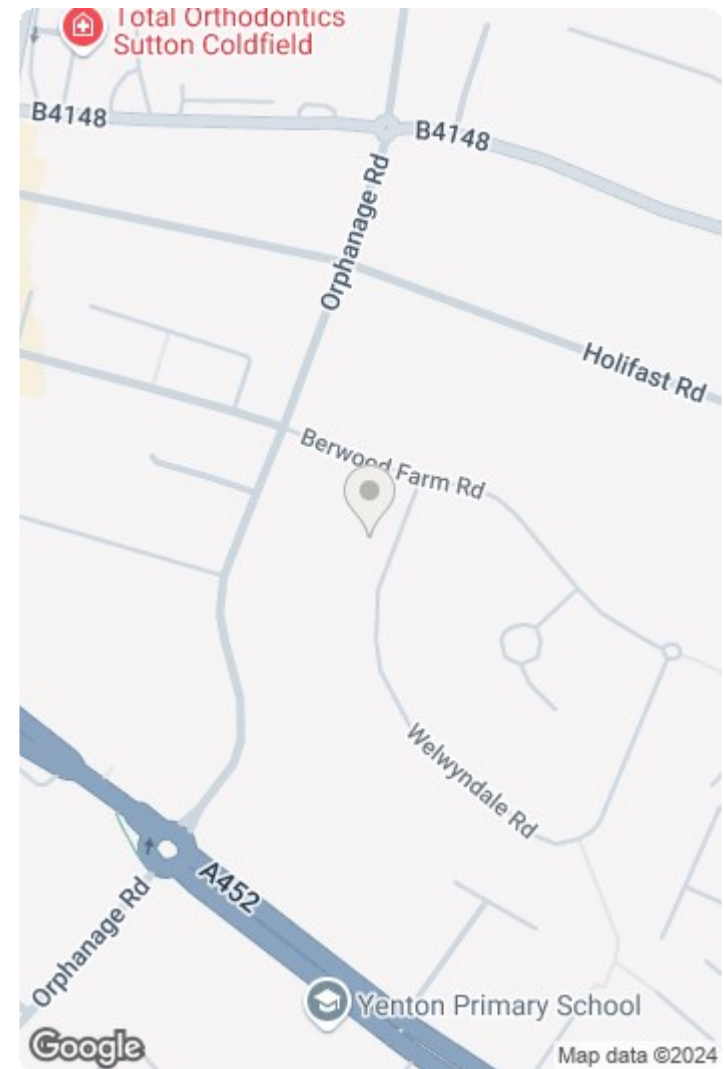
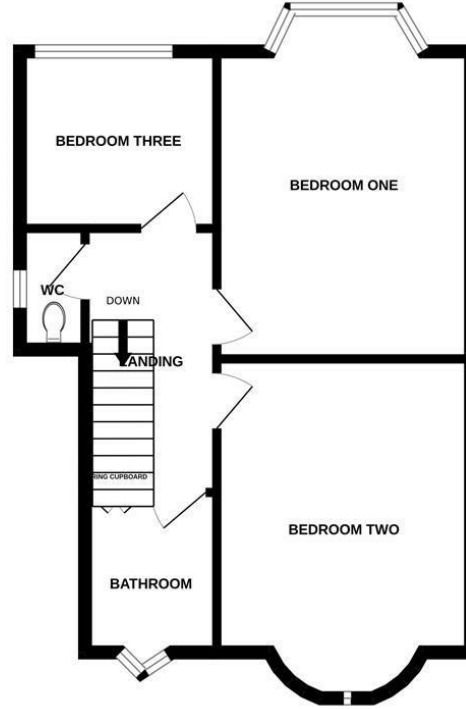


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84	61	61
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	G	G

England & Wales EU Directive 2002/91/EC

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