

Asking Price £325,000

Jayman  
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Estate Agents



Jayman  
FOR SALE  
3 505566

**Welwyndale Road**

Sutton Coldfield, West Midlands, B72 1AW



# Welwyndale Road, Sutton Coldfield, West Midlands B72 1AW

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 receptions room, 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.

## Disclaimer and AML checks

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

## Looking to sell your home?

Our dedicated team is here to make the process smooth, stress-free, and successful.

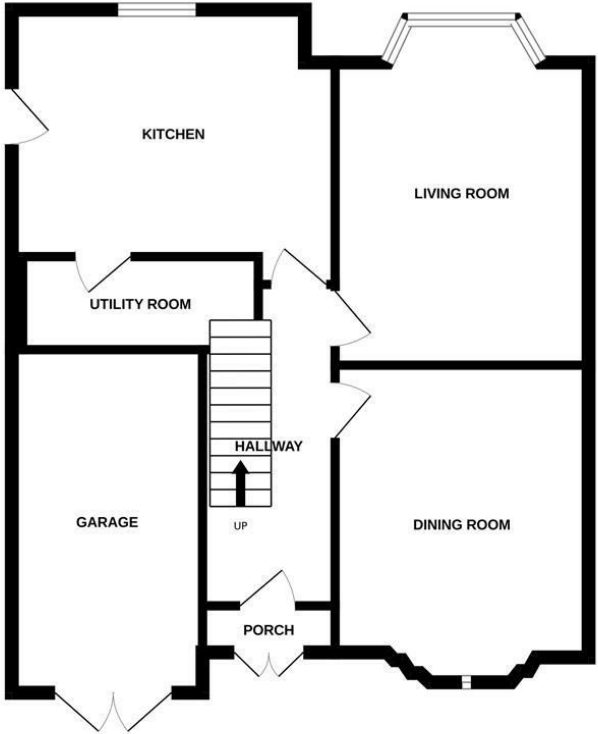
We pride ourselves on exceptional customer service, guiding you every step of the way with clear communication, expert advice, and a personalized approach tailored to your needs.

Our top priority is to help you achieve the highest possible price for your property, using strategic marketing, local market expertise, and skilled negotiation. Trust us to deliver results with care, professionalism, and your best interests at heart. For a free valuation please contact us.

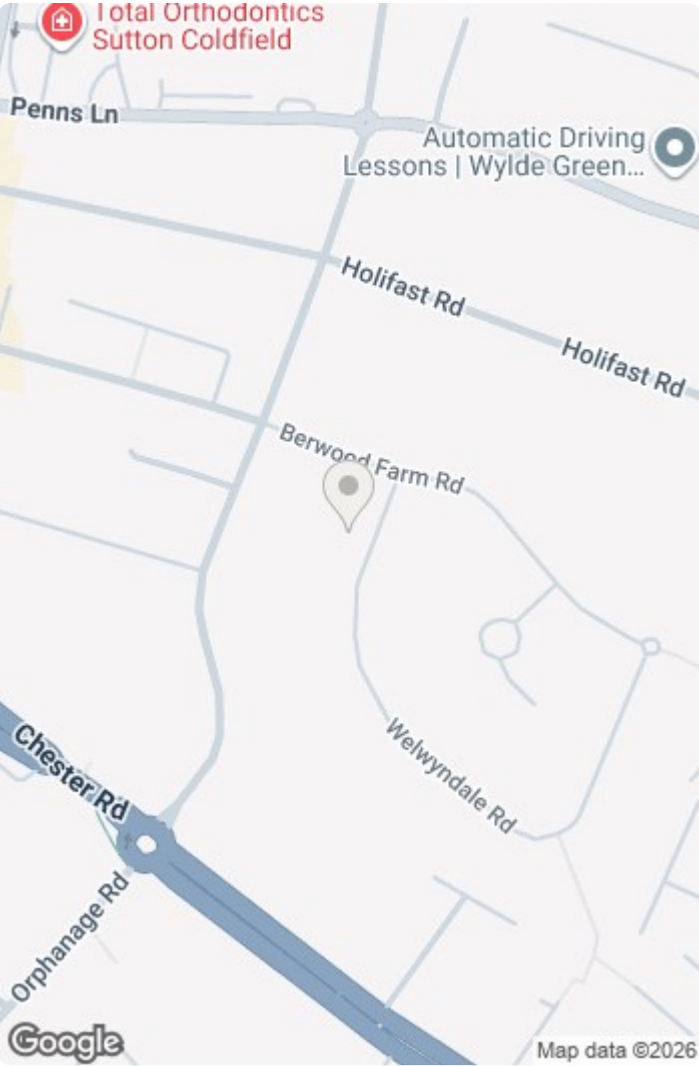
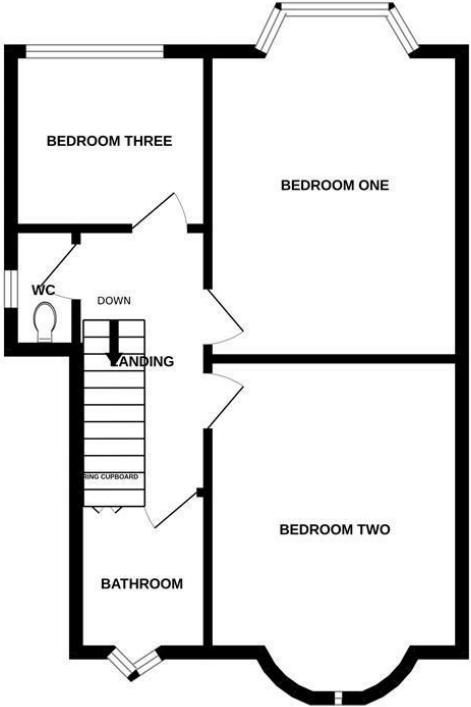


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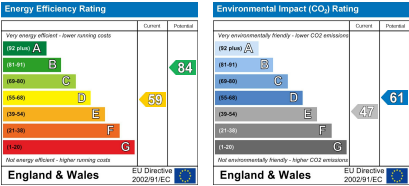
GROUND FLOOR



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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