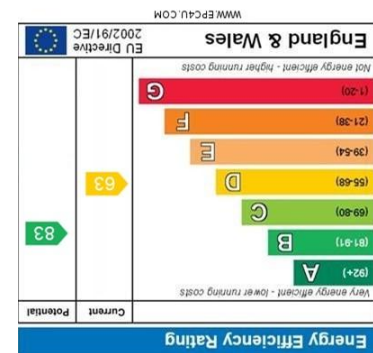


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Boldmere | 0121 321 3991



- WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- SPACIOUS REAR GARDEN
- DRIVEWAY
- GARAGE

Welwyndale Road, Wylde Green, Sutton Coldfield, B72 1AW

Offers In Excess Of  
 £390,000



## Property Description

**NEW TO MARKET** this superbly presented three bedroom semi-detached home that occupies this sought after residential location within Wyld Green, with public transport on hand and walking distance to Wyld Green and Chester Road train station as well as having the shops and amenities within Wyld Green shopping centre and excellent local schools in the vicinity. This property benefits from having a driveway providing off road parking for multiple vehicles and a spacious rear garden. The property in brief comprises ; entrance hallway, dining room, living room, kitchen, utility and downstairs w.c. The upstairs has three well proportioned bedrooms and a bathroom with separate w.c. Please call us now to book your viewing!

**ENTRANCE PORCH** 4' 9" x 6' 11" (1.45m x 2.11m)

**ENTRANCE HALLWAY** 14' 5" x 5' 10" (4.39m x 1.78m) Providing access to the dining room, living room, kitchen and stairs leading off.

**DINING ROOM** 14' max x 10' 7" (4.27m x 3.23m) Carpeted, double glazed bay window, radiator, ceiling light and power points.

**LIVING ROOM** 18' 8" x 10' 7" (5.69m x 3.23m) Carpeted, double glazed sliding doors, radiator, ceiling light, power points and electric fire.

**KITCHEN** 15' 7" x 14' 1" (4.75m x 4.29m) Having Moduleo flooring, wall and base unit, two electric ovens, gas hob, double glazed window, dishwasher, fridge/freezer, microwave.

**UTILITY** 7' 11" x 5' 10" (2.41m x 1.78m) Having base units, double glazed window and double glazed French door.

**DOWNSTAIRS WC** Having low level w.c and wash basin.

**FIRST FLOOR LANDING** Provides access to all three bedrooms, main bathroom and separate w.c.

**BEDROOM ONE** 14' 7" x 8' 9" (4.44m x 2.67m) Carpeted, double glazed bay window, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM TWO** 14' 0" x 10' 7" (4.27m x 3.23m) Carpeted, double glazed bay window, radiator, ceiling light and power points.

**BEDROOM THREE** 8' x 9' 4" (2.44m x 2.84m) Carpeted, double glazed window, radiator, ceiling light and power points.

**BATHROOM** 7' 5" x 5' 10" (2.26m x 1.78m) Having vinyl flooring, bath with overhead shower, wash basin, double glazed window.

**SEPARATE WC** 4' 8" x 3' 1" (1.42m x 0.94m) Having low level w.c and wash basin.

**OUTSIDE** The property sits behind a block paved driveway providing off road parking for multiple vehicles and at the rear is a spacious garden with a patio area for your furniture needs.

Council Tax Band D - Birmingham City Council



Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 23 Mbps. Highest available upload speed 6 Mbps.

Broadband Type = Ultrafast. Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Openreadh, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**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.

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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

