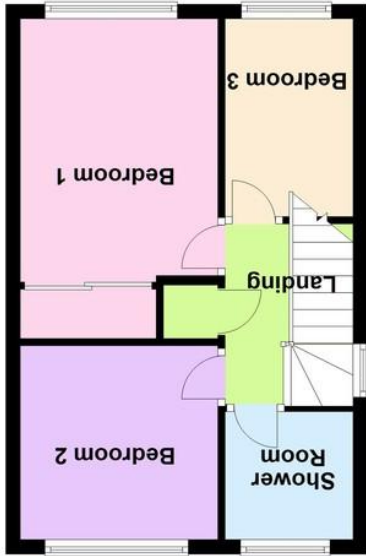
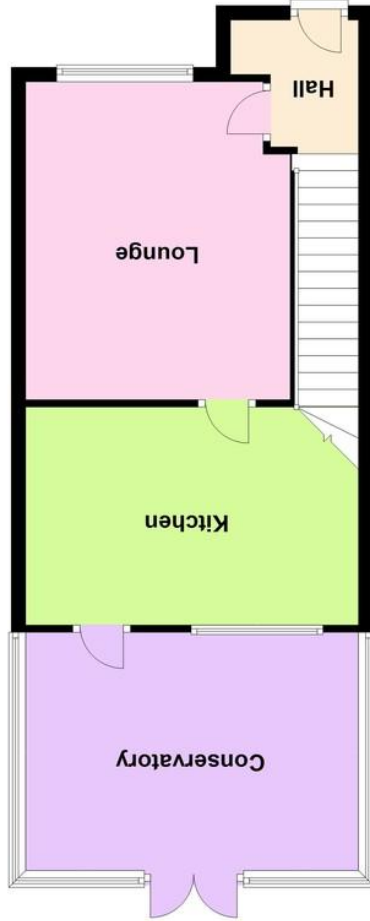


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 85.2 sq. metres (917.0 sq. feet)



First Floor
Approx. 33.3 sq. metres (358.3 sq. feet)



Ground Floor
Approx. 51.9 sq. metres (558.8 sq. feet)

LEGAL READY
"How does this help me?"
The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyor.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
England & Wales	
Very energy efficient - low running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	80
Potential	83

Walmley | 0121 313 1991



- A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- ATTRACTIVE LOUNGE
- MODERN COMPREHENSIVELY REFITTED KITCHEN
- SUPERB DINING/CONSERVATORY

Walmley Ash Road, Walmley,
Sutton Coldfield, B76 1JB

£280,000

Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION. This modern three bedroom semi detached house, occupies this highly sought after residential location, close to amenities including local shops and facilities within Walmley Village and Minworth, with public transport on hand and excellent schools within the vicinity. The accommodation in brief comprises, reception hallway, attractive lounge, modern comprehensive kitchen, superb dining/conservatory, landing, three bedrooms, reappointed shower room. Outside to the front the property is set back behind a fore garden and to the rear there is a good sized private, enclosed garden and there is a freehold garage situated in a nearby block. Internal viewing recommended.

Outside to the front the property is set back from the road behind a low maintenance fore garden with Astro turf lawn, paved pathway with walled perimeter and gated access to rear.

RECEPTION HALLWAY Approached by a leaded opaque reception door with wood flooring, radiator, stairs off to first floor accommodation.

LOUNGE 14' 05" x 12' 00" max 10' 04" min (4.39m x 3.66m) With double glazed bay window to front, wood flooring, wall mounted electric fire, down lighting, radiator and door through to kitchen.

KITCHEN 14' 00" x 13' 11" max 9' 02" min (4.27m x 4.24m) Having being refitted with a comprehensive range of matching wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and tiled splash back surrounds, fitted induction hob with extractor hood above, built in oven, integrated microwave, space for fridge/freezer, space and plumbing for washing machine, laminate flooring, down lighting, double glazed window to rear, double glazed sliding patio door through to conservatory.

CONSERVATORY 15' 10" x 10' 10" (4.83m x 3.3m) Being of part brick construction, with radiator, tiled floor, double glazed windows to side and rear elevation and double glazed French doors giving access out to the rear garden.

LANDING Approached via a staircase passing opaque double glazed window to side with access to loft, built in storage cupboard and doors off to bedrooms and bathroom.

BEDROOM ONE 14' 06" into wardrobe x 8' 10" (4.42m x 2.69m) Having built in wardrobes with shelving and hanging rail, radiator, laminate flooring, down lighting and double glazed window to front.

BEDROOM TWO 9' 01" x 9' 00" (2.77m x 2.74m) With double glazed window to rear, down lighting and radiator.

BEDROOM THREE 9' 01" x 6' 02" (2.77m x 1.88m) With double glazed window to front and radiator.

SHOWER ROOM Being refitted with a white suite, comprising fully tiled enclosed shower cubicle with mains fitted shower over, pedestal wash hand basin with chrome mixer tap, low flush WC, full complementary tiling to walls and floor, chrome ladder heated towel rail, down lighting, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a good sized neat enclosed garden, being lawned with pathway and gated access to front, further paved patio to the top of the garden, gated access to the rear.

GARAGE (EN BLOCK) (UNMEASURED) The garage is currently leasehold, however the vendor is buying the freehold, so will be freehold upon completion. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice and data available for EE, Three O2 & Vodafone.
Broadband coverage -
Broadband Type = Standard Highest available download speed 13 Mbps.
Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps.
Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
Highest available upload speed 100 Mbps.
Networks in your area - Openreach, 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

