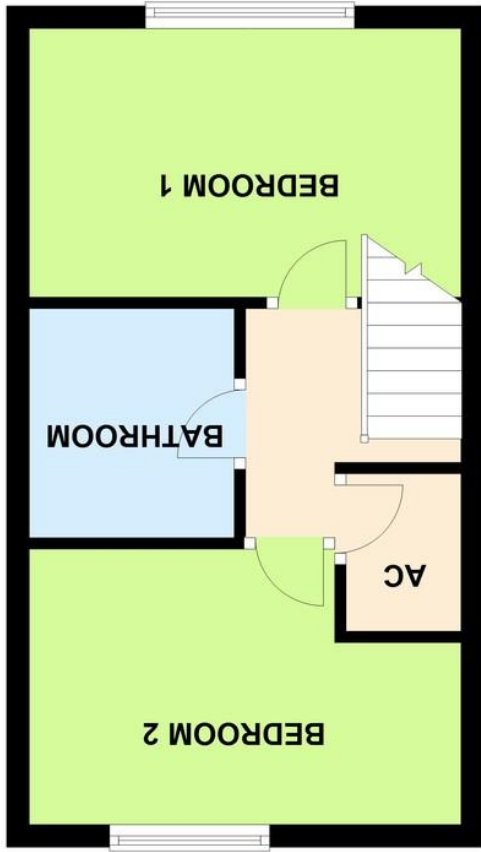
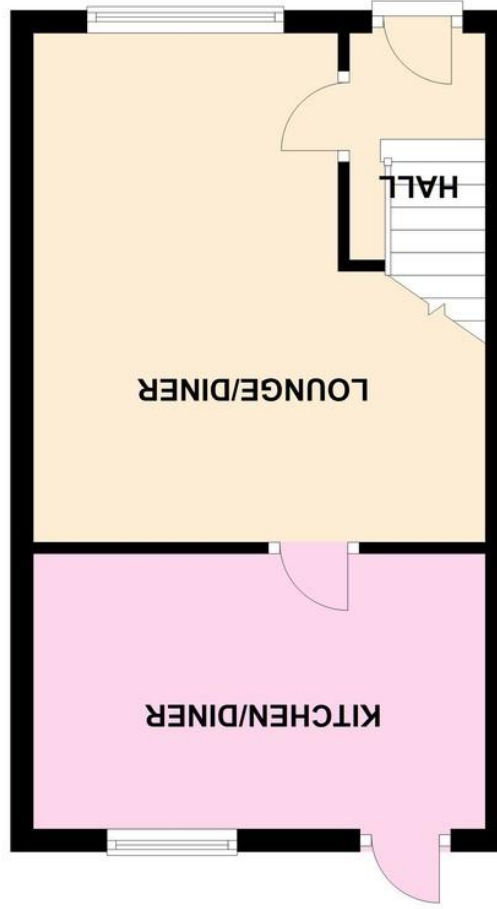


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



FIRST FLOOR



GROUND FLOOR

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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower 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	71
Potential	88

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Walmley | 0121 313 1991



- SUPERB TWO BEDROOM MID TERRACE HOME
- STYLISH LOUNGE/DINER & MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- REAPPOINTED FAMILY BATHROOM
- LOVELY LOW MAINTENANCE REAR GARDEN
- VIEWING HIGHLY RECOMMENDED



15 Gunner Grove, Sutton Coldfield, B75 7HE

Offers Over £260,000



Property Description

Welcome to this immaculate terraced property, located in a quiet cul-de-sac location with excellent public transport links. This charming home boasts a reception room with dining area, ideal for relaxing or entertaining guests and a modern fitted kitchen/diner.

The property offers two spacious double bedrooms, one of which has built-in wardrobes. The bathroom has been newly refurbished and includes a heated towel rail for added comfort.

Step outside to discover the lovely garden with a paved patio/BBQ area, perfect for enjoying outdoor gatherings. Ample off road parking is also available, providing convenience for residents and guests alike for up to three vehicles.

Situated near schools, local amenities, green spaces, and parks, this home offers a desirable lifestyle for those seeking a balance between urban convenience and tranquil surroundings.

With an EPC rating of C and council tax band C, this property is not only aesthetically pleasing, but also energy-efficient and cost-effective. Don't miss the opportunity to make this delightful property your new home.

CANOPY PORCH With external light.

RECEPTION HALL Approached by a double glazed reception door with stairs off to the first floor landing, wood effect flooring.

SPACIOUS LOUNGE/DINER 14' 07" max 11' 06" min x 11' 11" max (4.44m x 3.63m) A great sized room featuring a large double glazed window to front elevation, wood effect flooring, ample space for a dining table and chairs, 2 radiators, useful under stairs storage cupboard and door to:

KITCHEN/DINER 14' 08" x 8' 02" (4.47m x 2.49m) Having a matching range of wall and base mounted units with complementary work surfaces over, sink and drainer unit, fitted gas hob with built in electric oven beneath and extractor fan over, space and plumbing for washing machine and dish washer, space for fridge freezer, wall mounted gas central heating boiler, double glazed window to rear and double glazed door giving access out to the rear garden.

LANDING Having airing cupboard housing hot water cylinder, with shelving and hanging rail, access to loft via drop down ladder, being part boarded with light, doors off to bedrooms and family bathroom.

BEDROOM ONE 11' 05" x 11' 05" (3.48m x 3.48m) Window overlooking the front aspect, radiator, two useful built in wardrobes offering shelving and hanging space.



BEDROOM TWO 14' 8" x 8' 09" max 8' 05" min (4.47m x 2.67m) Double glazed window to rear, radiator, ample space for free standing furniture.

REAPPOINTED FAMILY BATHROOM Includes a white suite with panelled bath with shower over and fitted shower screen, designer wash hand basin, low level WC, chrome ladder heated towel rail, extractor fan, fully tiled walls, and floor.

OUTSIDE To the rear is an attractive low maintenance garden with trees and shrubs, fenced boundaries, pathway leading to a further rear patio ideal for relaxing or entertaining, timber framed garden shed, external lighting, cold water tap and gated access to rear.

To the front there is a tarmac driveway offering ample off road parking, neat lawned area with borders planted out with shrubs.

Under the Code of Practice for Estate Agents Green and Company now declare that the vendor of the property is a relative of an employee of Green and Company, and we now report that fact.

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 15 Mbps.
 Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps
 Highest available upload speed 20 Mbps.
 Networks in your area - Openreach

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.

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