

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



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 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.
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Walmley | 0121 313 1991



- BEAUTIFULLY PRESENTED 3 BEDROOM MODERN SEMI DETACHED HOME
- ATTRACTIVE LOUNGE/DINER
- MODERN COMPREHENSIVELY FITTED KITCHEN/DINER
- SUPERB CONSERVATORY
- THREE GOOD SIZED BEDROOMS

71 Winton Grove, Minworth, Sutton Coldfield, B76 1XE

£325,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

Presenting an immaculate semi-detached property occupying this popular cul-de-sac location. This remarkable residence offers a blend of comfort and convenience, making it an ideal home for those seeking a perfect balance of modern living and a serene environment.

The property which has undergone many cosmetic improvements to a high specification throughout, briefly comprises:- Entrance porch, a generously proportioned attractive lounge and a superb conservatory perfect for hosting and entertaining. The heart of the home is the modern comprehensively fitted kitchen diner where any budding chef will find everything they need to prepare their culinary creations. The property boasts three spacious bedrooms, providing ample room for a growing family or for accommodating guests. The property offers one well-appointed bathroom, featuring high-quality fixtures and fittings and a separate wc.

The location of this property amplifies its appeal. It is ideally situated with excellent public transport links, making commuting a breeze. For families, the proximity to local schools is an added advantage, making school runs uncomplicated. The local amenities are just a stone's throw away, catering to all your shopping and service needs. The property is also blessed with nearby green spaces, offering opportunities for outdoor activities and leisurely walks, contributing to a healthier lifestyle.

In conclusion, this is a superb opportunity to own a semi-detached property that perfectly combines style, comfort, and convenience. It is ideal for those seeking a well-located, meticulously maintained, and immaculately presented home.

Outside to the front the property occupies a pleasant position on the road and is set back behind a neat low maintenance fore garden with shrubs and trees, block paved driveway providing ample off road parking with access to the garage.

ENCLOSED PORCH Being approached by a double glazed entrance door with matching side screen, with pedestrian access door to garage, LVT flooring.

LOUNGE 15' 01" x 10' 09" (4.6m x 3.28m) Focal point to room is a feature fireplace with surround and hearth with living coal effect gas fire, coving to ceiling, LVT flooring, radiator, double glazed bow window to front, doors with staircase leading off to first floor accommodation and glazed door leading through to open plan kitchen/diner.

KITCHEN/DINER 18' 07" x 8' 07" (5.66m x 2.62m) Having being reappointed with a comprehensive matching range of base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and splash back surrounds, fitted induction hob with extractor hood above and electric cooker beneath, space for fridge/freezer, space and plumbing for washing machine, useful under stairs storage cupboard, LTV flooring continuing through to dining area, space for dining table and chairs, double glazed window to rear, vertical designer radiator, and double glazed French doors giving access through to conservatory.

CONSERVATORY 9' 08" x 9' 10" (2.95m x 3m) Being of part brick construction, with double glazed windows to side and rear elevation, double glazed French doors giving access out to rear garden.

LANDING Approached by a turning stair case with access to loft, double glazed window to side and doors leading off to bedrooms, bathroom and separate WC.

BEDROOM ONE 12' 01" x 9' 08" (3.68m x 2.95m) Having built in double wardrobes with shelving and hanging rail, storage cupboards above, radiator and double glazed window to front elevation.

BEDROOM TWO 8' 09" x 9' 08" (2.67m x 2.95m) With built in double wardrobes with shelving and hanging rail, with storage cupboards above, double glazed window to rear.

BEDROOM THREE 8' 08" x 8' 08" (2.64m x 2.64m) Having radiator, coving to ceiling, double glazed window to front.

FAMILY BATHROOM Being reappointed with a white suite comprising a panelled bath, mixer tap and electric shower over, vanity wash hand basin with chrome mixer tap and drawers beneath, part tiling to walls, chrome ladder heated towel rail, tiled floor and opaque double glazed window to rear elevation.



SEPARATE WC Having low flush WC and opaque double glazed window to side elevation.

OUTSIDE To the rear there is a pleasant well maintained, private rear garden with paved patio and neat lawn with a variety of mature shrubs and trees, fencing to perimeter and pathway with gated access to front, timber framed garden shed.

GARAGE 17' 00" x 8' 03" (5.18m x 2.51m) Having up and over door to front, light and power, wall mounted gas central heating boiler and pedestrian access door leading through to porch. (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 likely to be available for EE, Three, O2 & Vodafone.
Broadband coverage -
Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.
Broadband Type = Superfast Highest available download speed 35 Mbps. Highest available upload speed 7 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.
Networks in your area - Virgin Media & Openreach.

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.

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