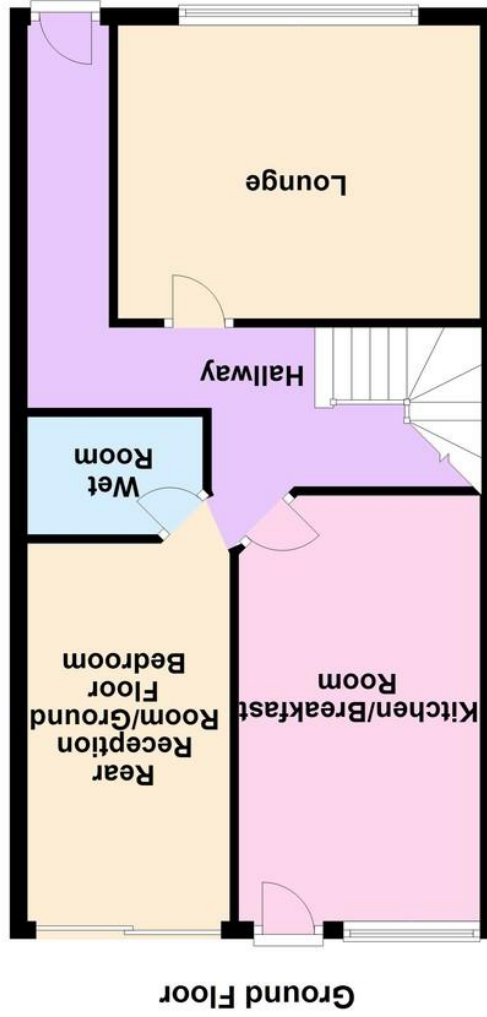
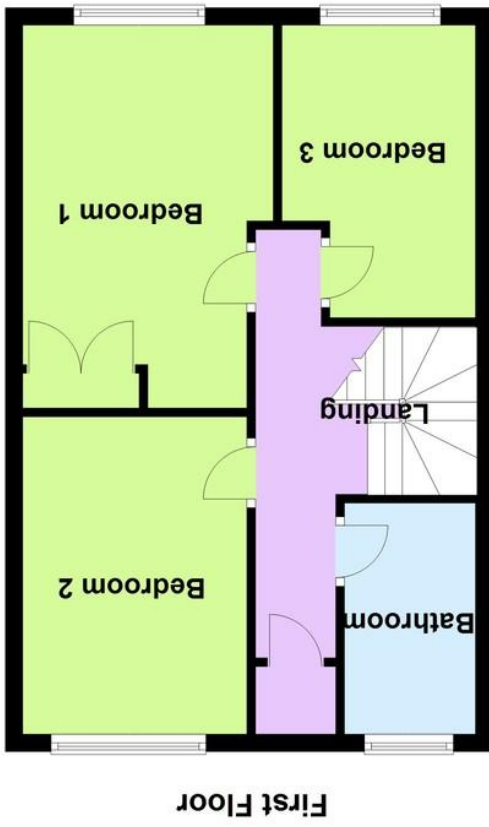


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.

Walmley | 0121 313 1991



- A WELL PRESENTED SPACIOUS THREE/FOUR BEDROOM MID TERRACE
- SOUGHT AFTER RESIDENTIAL LOCATION
- ATTRACTIVE LOUNGE AND SEPARATE SITTING ROOM
- GROUND FLOOR WET ROOM AND FIRST FLOOR BATHROOM
- THREE FIRST FLOOR BEDROOMS
- NEAT ENCLOSED REAR GARDEN

Haunchwood Drive, Walmley, Sutton Coldfield, B76 1JR

£250,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

SOUGHT AFTER RESIDENTIAL LOCATION. This well presented three/four bedroom mid terraced property occupies this sought after location within walking distance of the shops and facilities within Walmley Village, with public transport on hand, excellent schools in the vicinity and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises; entrance porch, reception hallway, attractive lounge, extended kitchen/diner, sitting room/ground floor bedroom four, ground floor wet room, landing, three good size bedrooms and family bathroom, outside to the front the property is set back behind a fore garden and to the rear is a good size enclosed rear garden. Early internal viewing of this property is recommended to appreciate what's on offer.

Outside to the front the property is set off a walk way behind a neat lawned fore garden with shrubs and trees and pathway.

ENCLOSED PORCH With opaque double glazed entrance door with tiled floor and meter cupboard opening through to reception hallway.

RECEPTION HALLWAY Having stairs leading off to first floor accommodation, useful under stairs storage cupboard and doors leading off to front reception room, rear reception room and kitchen/breakfast room.

FRONT RECEPTION ROOM 13' 08" x 11' 02" (4.17m x 3.4m) Having fire place with surround and hearth, coving to ceiling and fitted dado rail, radiator and double glazed window to front.

REAR RECEPTION ROOM/GROUND FLOOR BEDROOM 16' 02" max 14' 01" min x 8' 03" (4.93m x 2.51m) Having laminate flooring, radiator, double-glazed sliding patio door giving access out to rear garden and double doors leading through to wet room.

WALK IN WET ROOM Having a white suite comprising vanity wash hand basin, low flush WC, sealed floor with wall mounted electric shower over, fitted extractor.

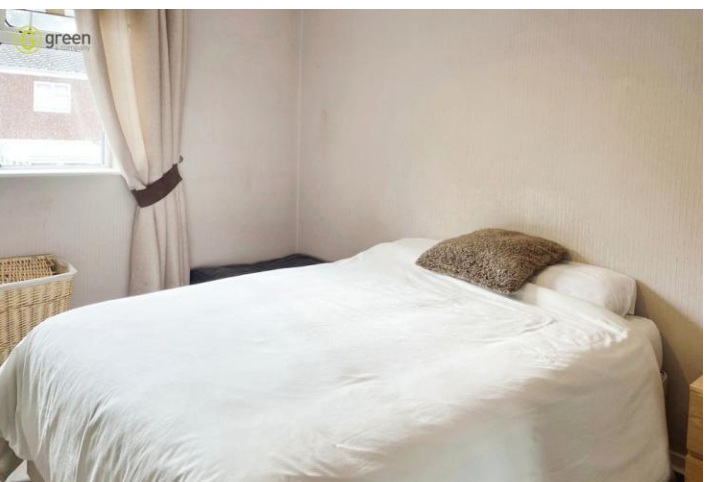
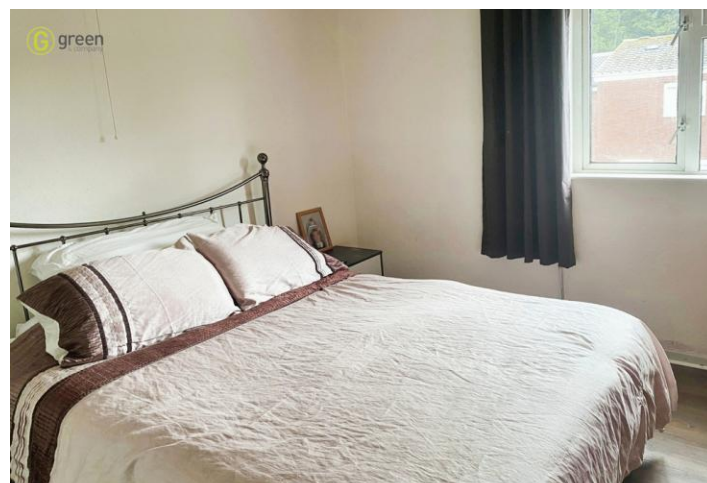
EXTENDED BREAKFAST/KITCHEN 16' 06" max x 9' 01" (5.03m x 2.77m) Having a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap, tiled splash back surrounds, fitted gas hob with extractor set in canopy above, grill and oven beneath, space and plumbing for washing machine, space for fridge/freezer, space for breakfast table and chairs, laminate flooring, double glazed window to rear and a double glazed door giving access out to rear garden.

LANDING Approached via a spindle turning staircase with cupboard housing gas central heating boiler and door leading off to bedrooms and bathroom.

BEDROOM ONE 13' 01" x 10' 01" max 9' 04" min (3.99m x 3.07m) Having built in double wardrobe, laminate flooring, radiator and double glazed window to front.

BEDROOM TWO 8' 10" x 7' 03" (2.69m x 2.21m) Having built in wardrobes, radiator, double glazed window to rear.

BEDROOM THREE 11' 03" max x 7' 04" max 5' 09" min (3.43m x 2.24m) Having double glazed window to front, radiator.



FAMILY BATHROOM Having a white suite comprising panelled bath with mixer tap and shower over, fitted shower screen, vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, fitted towel rail and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is an enclosed garden with paved patio, fencing to perimeter and gated access to rear.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice and data limited availability for EE, Three, O2 & Vodafone.
 Broadband coverage
 Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.
 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 10 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. 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

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