

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



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Walmley | 0121 313 1991



- A WELL PRESENTED SEMI DETACHED HOUSE
- SUPERB COMPREHENSIVELY FITTED KITCHEN/BREAKFAST ROOM
- ATTRACTIVE LOUNGE
- FAMILY ROOM/HOME OFFICE
- THREE GOOD SIZED BEDROOMS
- RE-APPOINTED FAMILY BATHROOM



Nuthurst, Sutton Coldfield, B75 7EZ

£285,000

Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

This well presented semi-detached house is conveniently situated in a location with multiple benefits such as easy access to public transport links, proximity to local schools, and a range of local amenities within walking distance.

This property which has undergone many cosmetic improvements throughout briefly comprises entrance porch, the comprehensively re-fitted kitchen/breakfast room at the heart of this home, is designed with an open layout, allowing for a delightful cooking and dining experience. The spacious and family lounge provides direct access to the rear garden, offering a perfect space for relaxation or entertaining guests and the original garage has been converted to a multi functional family room/home office.

To the first floor are three good sized bedrooms, a newly-refurbished bathroom complete with a free-standing bath

This home stands out with its unique features including ample parking space and a well-manicured garden, further enhancing the property's appeal.

This semi-detached property, with its blend of comfort, functionality, and strategic location, promises a lifestyle of convenience and elegance. It's an ideal choice for those seeking a home that offers a perfect blend of indoor luxury and outdoor allure.

We invite you to experience this property's charm and potential. It's not just a home, it's a lifestyle waiting to be embraced.

Outside to the front the property occupies a pleasant cul de sac location back behind a full width block paved multi vehicle driveway with access to rear.

ENCLOSED PORCH Being approached by a double glazed leaded entrance door with opaque double glazed window to side with laminate flooring, door through to family room and further door through to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 10' 02" x 11' 11" (3.1m x 3.63m) Having being refitted with a comprehensively matching range of wall and base units with work top surfaces over, incorporating inset sink unit with mixer tap and splash back surrounds, fitted Bosch induction hob with stylish extractor above, built in oven, integrated microwave. Integral fridge/freezer, central island breakfast bar with drawers beneath, space and plumbing for washing machine, down lighting, radiator, double glazed window to front, stairs off to first floor accommodation and door through to lounge.

LOUNGE 18' 00" x 10' 06" (5.49m x 3.2m) Radiator, double glazed window to rear and double glazed French doors with matching side screens giving access to rear garden.

FAMILY ROOM 12' 06" x 7' 01" (3.81m x 2.16m) With double glazed window to front, radiator, useful under stairs storage.

LANDING Approached by a turning stair case with doors off to bedrooms and bathroom, access to loft.

BEDROOM ONE 13' 08" max 8' 05" min x 8' 05" (4.17m x 2.57m) Having double glazed window to rear, built in wardrobes with mirrored sliding doors, radiator.

BEDROOM TWO 10' 06" x 9' 04" (3.2m x 2.84m) Having double glazed window to rear, radiator.

BEDROOM THREE 9' 04" x 8' 11" (2.84m x 2.72m) Double glazed window to front, radiator.

FAMILY BATHROOM Being reappointed with white suite, comprising "P" shaped panelled bath with chrome mixer tap, with rain water shower over and shower attachment, pedestal wash hand basin with mixer tap, low flush WC, wall mounted gas central heating boiler, part complementary tiling to walls, chrome ladder heated towel rail, down lighting, extractor and opaque double glazed window to front elevation.

OUTSIDE To the rear the garden is made mainly to lawn with paved patio and pathway, with fencing to perimeter and gated access to front.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely availability for O2 limited availability for EE, Three & Vodafone and data limited availability for EE, Three, O2 & Vodafone.

Broadband coverage -
Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - 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.

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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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