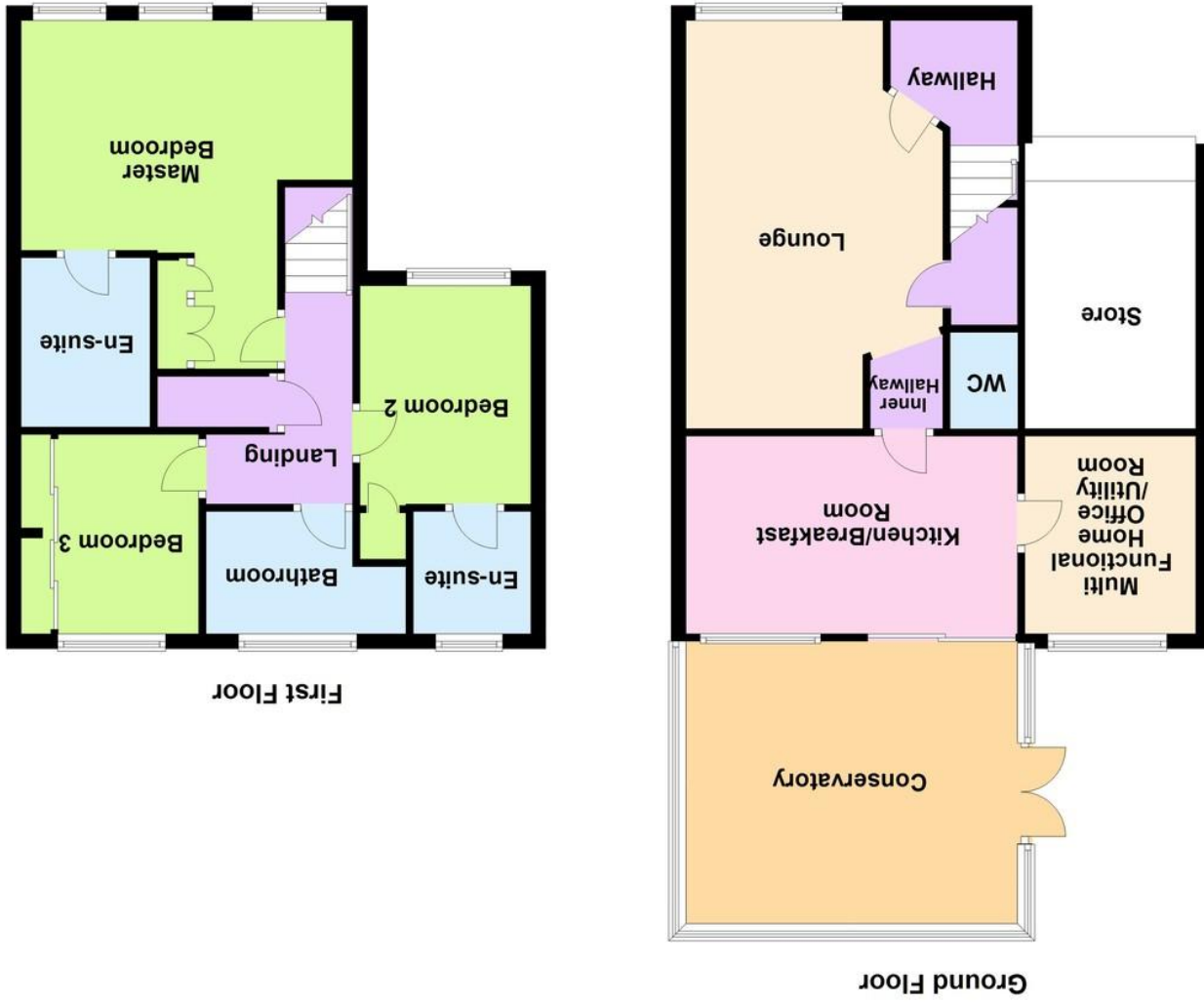


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



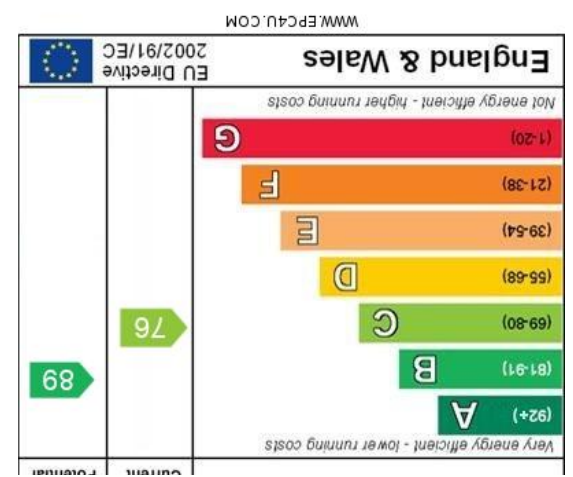
LEGAL READY

"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 Conveor.



Walmley | 0121 313 1991



- A WELL PRESENTED MODERN STYLE THREE BEDROOM SEMI
- ATTRACTIVE LOUNGE/DINER
- WELL FITTED KITCHEN/BREAKFAST ROOM
- HOME OFFICE/UTILITY ROOM
- SUPERB CONSERVATORY

THREE BEDROOMS - MASTER AND BEDROOM TWO EN-SUITE | 117 Water Mill Crescent, Walmley, Sutton Coldfield, B76 2QN

£415,000

Property Description

Presenting for sale, this well presented modern style three bedroom semi-detached property that speaks volumes of sophisticated living. This elegant residence boasts three generously proportioned bedrooms, two of which come with their own en-suite, providing a private sanctuary for each member of the family.

This beautiful home is perfectly tailored for families, with a layout that ensures everyone has their space while still fostering a sense of togetherness. The property features a spacious lounge and a superb conservatory, offering ample space for both relaxation and entertainment. The home office/multi functional home office is ideal for those who work from home and the well-appointed kitchen breakfast room completes the domestic ensemble, making meal preparation a delightful experience.

The well appointed family bathroom, that offers an exceptional level of comfort and convenience. Meticulously maintained and ready for immediate occupation, this home is an epitome of modern living.

Outside to the front the property is nestled in a seduced position set back behind a multi vehicle driveway giving access to the garden store and to the rear is an attractive low maintenance seduced rear garden ideal for garden parties or just to relax in.

Location is another compelling factor for this property. It is conveniently situated near public transport links, making commuting to work or school a breeze. For families with children, the proximity to nearby schools is a significant advantage.

Additionally, the property is surrounded by green spaces and nearby parks, providing plenty of opportunities for outdoor activities, leisurely walks, and cycling. The walking and cycling routes around this property make it an irresistible choice for those who enjoy an active lifestyle.

OUTSIDE To the front the property occupies a pleasant seduced position on the road, set back behind a driveway providing ample off road parking with access to garage/garden store, pathway with gated access to rear.

CANOPY PORCH With outside lights and door into:-

RECEPTION HALLWAY Approached via leaded double glazed entrance door, having stairs with balustrade leading to first floor, radiator and door leading to:-

LOUNGE 18'1"max 9'2"min x 10'5"max 7'11"min (5.51m max 2.79m min x 3.18m max 2.41m min) Having double glazed window to front, downlighting, two radiators, useful under stairs storage cupboard and opening through to:-

INNER HALLWAY With door off to kitchen and further door to guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising; pedestal wash hand basin, low flush WC, part tiling to walls, radiator and extractor.

KITCHEN/BREAKFAST ROOM 14'3" x 8'9" (4.34m x 2.67m) Having a matching range of wall and base units with worktop surfaces over incorporating inset sink unit with chrome mixer tap and splash back surrounds, fitted halogen hob with extractor set in canopy above, built in grill and oven, integrated washing machine, integral dishwasher, double glazed window to rear, space for dining table and chairs, feature vertical radiator, space for fridge freezer, double glazed sliding patio door leading through to conservatory and further door to home office.

HOME OFFICE/FAMILY ROOM/UTILITY Having feature vertical radiator and double glazed window to rear.

CONSERVATORY 12'7" x 14'10" (3.84m x 4.52m) Being of part brick construction, double glazed windows to side and rear, tiled floor, radiator and double glazed French doors to rear.

FIRST FLOOR LANDING Being approached via staircase, having airing cupboard housing pressurised hot water cylinder, access to loft and doors off to bedroom and bathroom.

MASTER BEDROOM 15'5"max 10'5"min x 13'5" max 3'2"min (4.7m max 3.18m min x 4.09m max 0.97m min) Having three double glazed windows to front, ceiling light/fan, radiator, built in treble wardrobe and door through to ensuite.

ENSUITE Being luxuriously reappointed with a white suite comprising; vanity wash hand basin with chrome waterfall mixer tap, low flush WC, complementary cladding to walls, chrome ladder heated towel rail, extractor, downlighting, enclosed shower cubicle with mains rainwater shower over and useful storage recess.

BEDROOM TWO 9'9" x 8'11" (2.97m x 2.72m) Having built in wardrobe, radiator, double glazed window to front and door to ensuite.

ENSUITE Having a white suite comprising; pedestal wash hand basin, low flush WC, full tiling to walls, fully tiled enclosed shower cubicle with mains led shower over, radiator, extractor and opaque double glazed window to rear.

BEDROOM THREE 8'4"max 6' min x 8'8" (2.54m max 1.83m min x 2.64m) Having built in mirrored fronted wardrobes, further built in double wardrobe, radiator and double glazed window to rear.

FAMILY BATHROOM Having a white suite comprising; panel bath with telephone style mixer tap with shower attachment, pedestal wash hand basin, low flush WC, full tiling to walls, radiator, extractor and opaque double glazed window to rear.

GARAGE/STORE 12' x 8' 2" (3.66m x 2.49m) With automatic cup and over door to front, light and power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear is a pleasant low maintenance seduced rear garden, with decked seating area, astro turf lawn, further raised decked sun terrace, fencing to perimeter and gated access with pathway with further gated access to front and external light.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely available for Vodafone, limited for EE, Three, O2 and data available but limited for EE, Three, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 10Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 53 Mbps. Highest available upload speed 10Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.

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

WANT TO SELL YOUR OWN PROPERTY?

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