

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. Therefore we recommend that you regularly monitor our website or email us for updates.
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Walmley | 0121 313 1991



- A TWO BEDROOM SEMI DETACHED HOUSE OFFERING SCOPE TO EXTEND
- SPACIOUS LOUNGE
- COMPREHENSIVELY FITTED KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN

3 Cutworth Close, Walmley, Sutton Coldfield, B76 2TA

Offers In Excess Of
£260,000



Property Description

OFFERING SCOPE AND POTENTIAL TO EXTEND - This well presented two bedroom semi-detached property currently listed for sale. This residence, ideal for couples, offers a serene and quiet cul-de-sac location, but also benefits from excellent public transport links, local amenities, green spaces, and close proximity to nearby schools. The accommodation is approached via a reception hall leading through spacious lounge, perfect for entertaining guests or enjoying a quiet evening indoors. The heart of the home is the kitchen/breakfast room, where you can indulge your culinary creativity. The property boasts two generous double bedrooms, ensuring plenty of space for relaxation. The well-appointed bathroom is designed to satisfy your needs for comfort and convenience. Unique features of this property is the size of the plot offering scope and potential to extend, as the property occupies a generous plot. Outside to the front the property is set back behind a fore garden and driveway providing off road parking giving access to the garage. These features, along with a beautiful garden, enhance the appeal of this property, making it a truly exceptional place to live. Whether you're a couple looking for your first home or a savvy property investor, this semi-detached property, with its perfect blend of tranquillity and convenience, could be your ideal choice. Rest assured that every aspect of this property, from the living spaces to the location, reflects a commitment to quality and attention to detail.

Outside to the front the property occupies a large corner plot and set back behind a neat lawned fore garden and pathway with gated access to the rear, having a variety of shrubs and trees, driveway providing off road parking, giving access to garage, outside light.

ENCLOSED PORCH Being approached by a double glazed entrance door with double glazed window to front, laminate flooring, radiator.

LOUNGE 17' 06" x 13' 01" (5.33m x 3.99m) With double glazed window to front and side elevation, laminate flooring, spindle staircase off to first floor accommodation with useful under stairs storage cupboard, radiator and door through to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 13' 00" x 8' 09" (3.96m x 2.67m) Having a comprehensive matching range of wall and base units with work top surfaces over, with inset one and a half bowl sink unit with mixer tap and splash back surrounds, fitted gas hob with stainless steel splash back and extractor above, built in electric cooker beneath, space and plumbing for washing machine, space for fridge/freezer, radiator, double glazed window to rear, wall mounted gas central heating boiler, and opaque double glazed door giving access out to rear garden.

LANDING Approached via a spindle stair case from lounge, access to loft via a pull down ladder, and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 00" x 8' 11" (3.96m x 2.72m) Having built in wardrobe, radiator, double glazed window to rear.

BEDROOM TWO 13' 00" x 9' 02" (3.96m x 2.79m) With double glazed window to front, laminate flooring, radiator.

OUTSIDE To the rear there is a good sized wrap around garden with paved patio and neat lawn. Potential building plot to the side, subject to planning permission, pathway with gated access to the front, pedestrian access door to garage.

GARAGE 16' 06" x 8' 11" (5.03m x 2.72m) Having up and over door to front, light and power, pedestrian access door to rear garden. (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 likely availability for EE, Three & Vodafone limited availability for O2 and data likely availability for Three limited availability for EE, O2 & Vodafone
 Broadband coverage -
 Broadband Type = Standard Highest available download speed 14 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 - 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

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