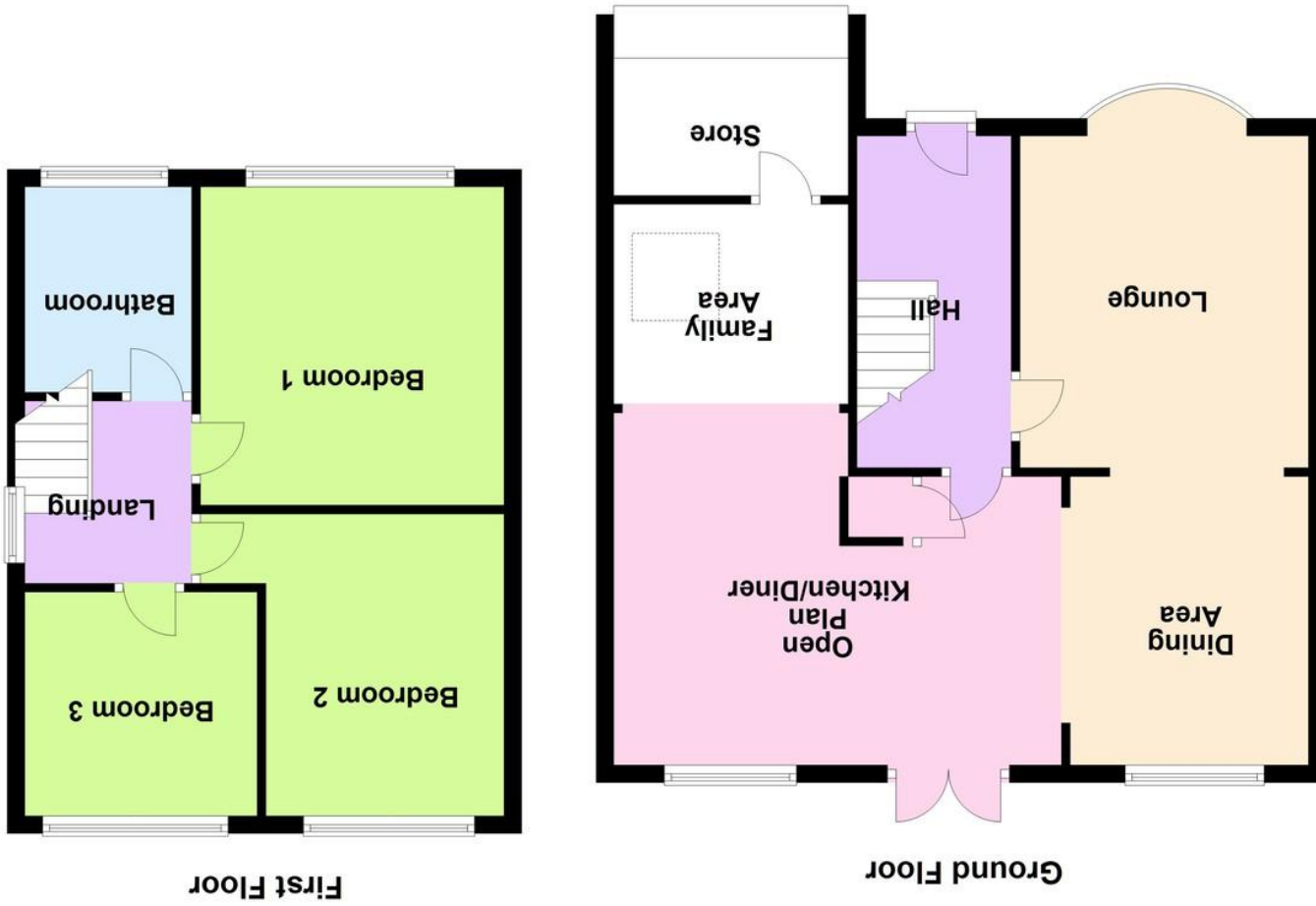


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Walmley | 0121 313 1991



- A BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE
- ATTRACTIVE LOUNGE
- SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- THREE GOOD SIZED BEDROOMS



The Moor, Walmley, Sutton Coldfield, B76 1SQ

Offers In Region Of
 £325,000



Property Description

PRESENTED TO A HIGH SPECIFICATION THROUGHOUT - This beautifully presented three bedroom semi detached house occupies this popular cul-de-sac location close to amenities including the shops and facilities within both Walmley and Minworth with excellent schools in the vicinity and transport links providing easy access into both Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections.

The accommodation which has undergone many cosmetic improvements throughout to a high specification briefly comprises:- Welcoming reception hall, attractive lounge, superb open plan kitchen/diner/family room, landing, three good sized bedrooms and re-appointed family bathroom. Outside to the front the property is set back behind a multi vehicle block paved driveway giving access to the garden store and to the rear is an attractive landscaped South facing rear garden. INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED

WELCOMING RECEPTION HALLWAY Approached via entrance door with opaque glazed side screen, spindled staircase off to first floor accommodation, laminate flooring, radiator, door through to lounge and further door through extended kitchen diner.

THROUGH LOUNGE DINING ROOM 22' 6" x 11' 10" max 9' min (6.86m x 3.61m max 2.74m min) Focal point of the room is a feature fireplace with open hearth, double glazed window to front, coving to ceiling, two radiators, double glazed window to rear and opening through to extended kitchen diner.

OPEN PLAN EXTENDED KITCHEN DINER 16' 10" x 13' 3" max 9' 7" min (5.13m x 4.04m max 2.92m min) Having a modern range of matching wall and base units with worktop surfaces over incorporating inset one and half bowl sink unit with chrome mixer tap and tiled splash back surrounds, fitted halogen hob with extractor hood above and built in electric cooker beneath, integrated fridge/freezer, integral dishwasher, space and plumbing for washing machine, double glazed window to rear, opening through to dining area.

Dining area having space for dining table and chairs, useful built in under stairs storage cupboard, double glazed French doors giving access to rear garden and opening through to family area.

FAMILY AREA 7' 8" x 7' 2" (2.34m x 2.18m) Having space for sofa, laminate flooring, double glazed Velux skylight and door leading though to garden store.

FIRST FLOOR

LANDING Approached via spindled turning staircase passing double glazed window to side with access to loft and door off to bedrooms and bathroom.

BEDROOM ONE 12' x 11' 5" (3.66m x 3.48m) Having double glazed window to front and radiator.

BEDROOM TWO 10' 5" x 11' 5" max 9' 2" min (3.18m x 3.48m max 2.79m min)

With double glazed window to rear and radiator.

BEDROOM THREE 8' 9" x 7' 5" (2.67m x 2.26m) With double glazed window to rear and radiator.

BATHROOM Being reappointed with a white suite comprising; panelled bath with chrome mixer tap with mains rainwater shower over and shower attachment, fitted shower screen, pedestal wash hand basin with chrome mixer tap, low flush WC, part complementary tiling to walls, tiling to floors, useful linen storage cupboard, feature designer radiator, two opaque double glazed window to front.

GARDEN STORE 6' 2" x 7' 2" (1.88m x 2.18m) Converted from original garage. With electric up and over door to front, light and power, pedestrian access door through to family area. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the front the property occupies a pleasant cul-de-sac location set back behind a multi-vehicle block paved driveway giving access to the garage.

To the rear is a pleasant Westerly facing landscaped rear garden with full width paved patio, dwarf wall and steps leading too neat lawned garden with low maintenance shingled borders, fencing to perimeter, external lighting and cold water tap.

COUNCIL TAX BAND C - Birmingham City Council

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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