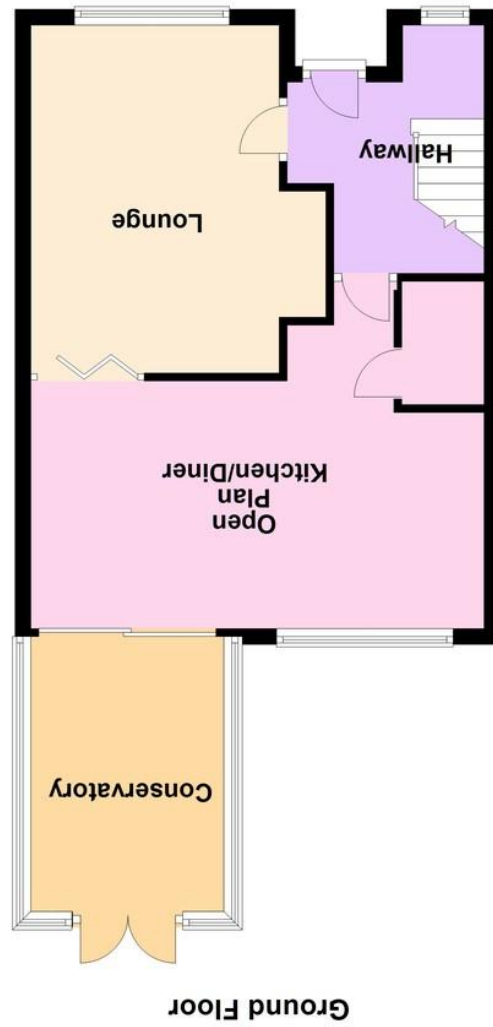
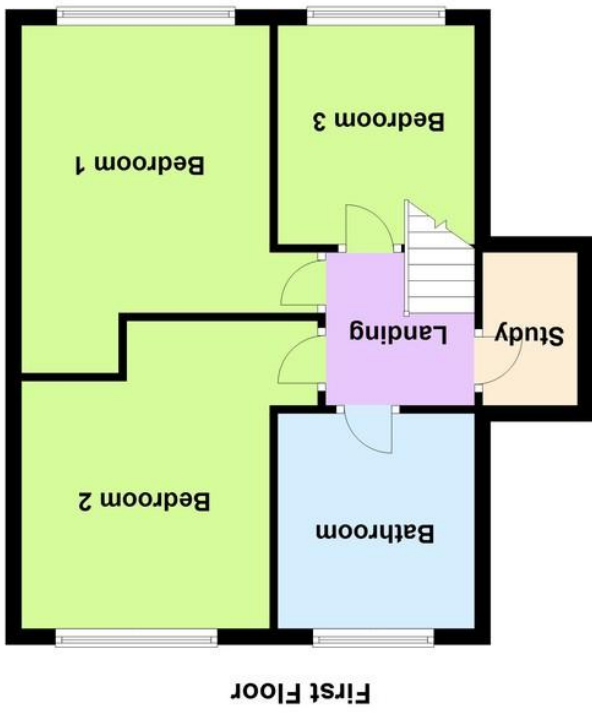
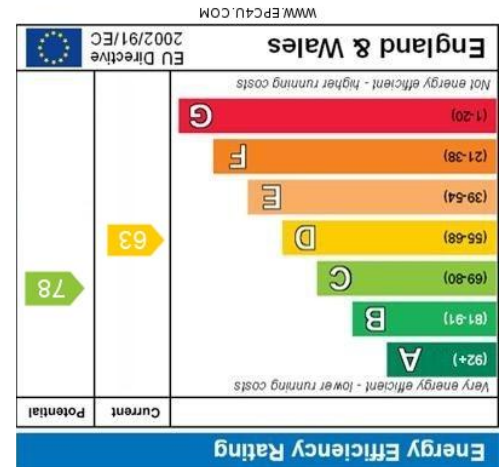


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



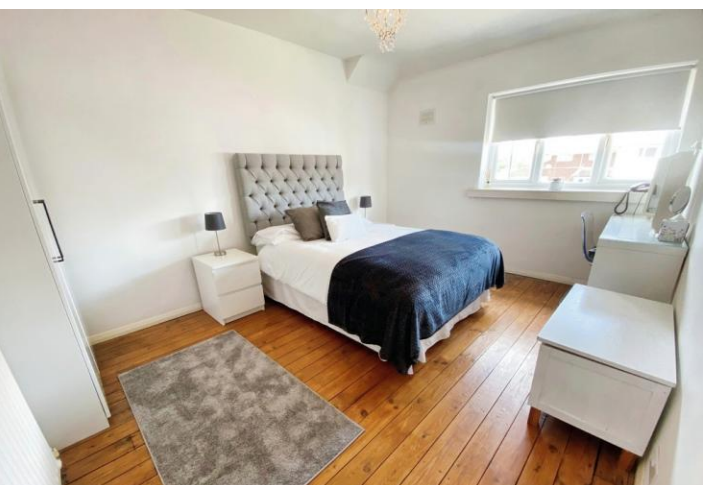
- AN IMMACULATELY PRESENTED MID TERRACED HOUSE
- ATTRACTIVE LOUNGE
- OPEN PLAN KITCHEN/DINER
- SUPERB CONSERVATORY
- THREE BEDROOMS PLUS STUDY
- MULTI VEHICLE BLOCK PAVED DRIVEWAY



17 Whitehead Drive, Minworth, Sutton Coldfield, B76 9AN

£315,000





## Property Description

**POPULAR VILLAGE LOCATION** - This immaculately presented spacious mid terraced occupying this popular village location which is enriched with green spaces, walking routes, and cycling routes, perfect for those who enjoy outdoor activities or simply appreciate nature's beauty.

This property stands out due to its immaculate condition, reflecting a high level of care and maintenance from its previous owners and briefly comprises:- A welcoming reception hallway, spacious lounge, separate from the rest of the house, providing an ideal setting for entertaining guests or enjoying quiet evenings.

The heart of the home is the modern kitchen/diner, boasting an open-plan design, modern appliances, and a dining space. Its recent refurbishment has added a touch of modernity and convenience with a superb conservatory off with fantastic garden views.

The home consists of three good sized bedrooms, offering ample space for a growing family with a further study room ideal for home workers or for couples seeking extra space. The well appointed family bathroom adding to the overall appeal of the home with its fresh and updated look.

One of the unique features of this property is the multi vehicle driveway providing ample off road parking, making it a perfect choice for families with multiple vehicles or for those who value the convenience of private parking.

Located in a quiet area, with convenient access to public transport links, nearby schools, and local amenities, this property offers the perfect balance of tranquillity and a accessibility.

Outside to the front the property occupies a pleasant on the cul de sac set back behind a full width block paved driveway, providing ample off road parking with shared gated access to rear.

**STORM PORCH** With feature tiled floor.

**WELCOMING RECEPTION HALLWAY** Approached via an opaque leaded double glazed composite reception door with opaque double glazed window to front, meter cupboard, laminate flooring, stairs off to first floor accommodation, radiator and glazed door through to lounge and kitchen/diner.

**LOUNGE** 14' 05" x 12' 03" max 10' 03" min (4.39m x 3.73m) Having double glazed window to front, focal point to room is a feature fireplace with surround and hearth, with inset living flame gas fire, laminate flooring, radiator and glazed double door leading through to kitchen/diner.

**OPEN PLAN KITCHEN/DINER** 10' 03" max 9' 11" min x 19' 02" (3.12m x 5.84m) Kitchen area 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 and tiled splash back surrounds, fitted gas hob, built in electric cooker, integrated washing machine, integral fridge/freezer, integrated dish washer, double glazed window to rear, useful under stairs cupboard, radiator, tiled floor leading through to dining area. Dining area having space for dining table and chairs, radiator, cupboard housing gas central heating boiler and double glazed sliding patio door giving access through to conservatory.

**CONSERVATORY** 11' 05" x 8' 00" (3.48m x 2.44m) Being of part brick construction, with double glazed windows to rear and side elevation and double glazed French doors giving access out to rear garden.

**LANDING** Approached via stair case with balustrade and doors off to bedrooms, study and family bathroom.

**BEDROOM ONE** 14' 05" into recess 13' 02" min x 12' 03" max x 10' 02" min (4.39m x 3.73m) Having wood flooring, radiator and double glazed window to front.

**BEDROOM TWO** 10' 06" to wardrobes x 11' 01" max 10' 00" min (3.2m x 3.38m) Having a range of built in wardrobes with mirrored fronted doors, wood flooring, radiator and double glazed window to rear.

**BEDROOM THREE** 9' 09" max 7' 03" min x 8' 03" (2.97m x 2.51m) Having built in wardrobe, radiator and double glazed window to front.

**HOME OFFICE/STUDY** 7' 05" x 3' 11" (2.26m x 1.19m) Having space for desk.

**FAMILY BATHROOM** Having a white suite comprising a panelled bath with telephone style mixer tap and shower attachment with mains fed shower over, low flush WC, pedestal wash hand basin, part tiling to walls, tiled floor, feature designer vertical radiator, down lighting and opaque double glazed window to rear elevation.

**OUTSIDE** To the rear there is a good sized well maintained South Easterly facing garden, with full width paved patio leading to neat lawn with raised planted borders, variety of shrubs and trees, to the top of the garden there is a further paved patio, fencing to perimeter, useful brick built garden store with external WC and cold water tap and gated covered shared entrance giving access out to front.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - Voice & data no availability for EE & Three limited voice & data availability for O2 & Vodafone

Broadband coverage -  
Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.

Broadband Type = Superfast Highest available download speed 37 Mbps. Highest available upload speed 7 Mbps.

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