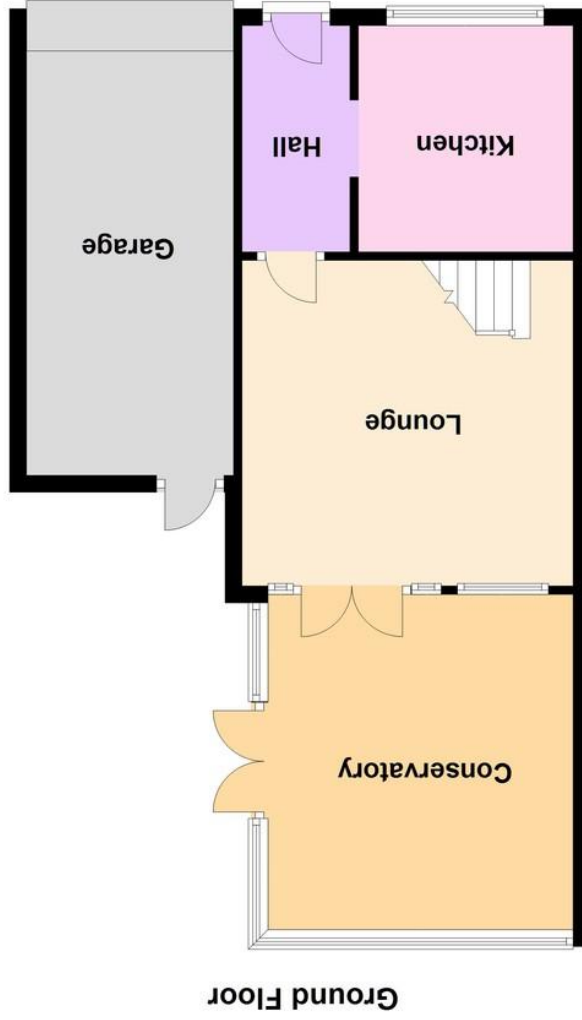
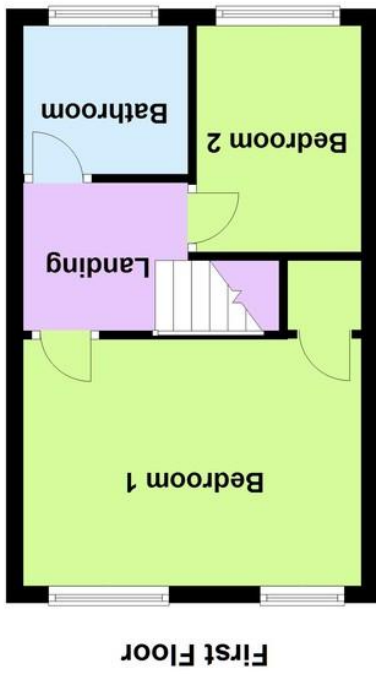
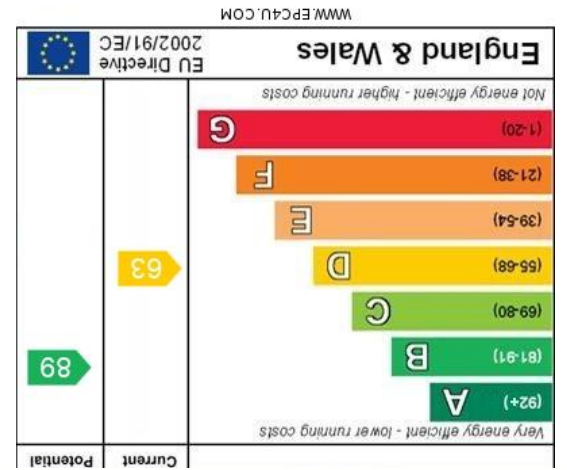


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed ..... Date .....



- A WELL PRESENTED MODERN TWO BEDROOMED SEMI DETACHED HOUSE
- SPACIOUS LOUNGE
- SUPERB DINING CONSERVATORY
- FITTED KITCHEN
- TWO BEDROOMS

16 Oaklands Croft, Walmley, Sutton Coldfield, B76 1GA

£275,000

## Property Description

\*\*\*DRAFT SALES DETAILS AWAITING VENDOR APPROVAL\*\*\*

**SCOPE AND POTENTIAL TO EXTEND** - This well presented two bedroomed modern semi detached house, occupies this popular cul de sac location, close to amenities including local schools and shops with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation comprises reception hallway, attractive lounge, fitted kitchen, superb dining conservatory, landing, two bedrooms and family bathroom. Outside to the front the property is set back from the road, behind a driveway giving access to the garage and to the rear there is a private, good sized garden. Internal viewing of this property is recommended. The property is occupied with NO UPWARD CHAIN

Outside to the front the property occupies a pleasant position on this cul de sac set back behind a neat lawned fore garden with shrubs and trees, driveway providing off road parking and gated access to rear.

**CANOPY PORCH** With outside light.

**RECEPTION HALLWAY** Approached by a leaded opaque double glazed reception door with laminate flooring, radiator, door through to lounge and opening through to kitchen.

**FITTED KITCHEN** 8' 10" x 8' 04" (2.69m x 2.54m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and tiled splash back surrounds, fitted gas hob with built in grill and oven beneath, fitted extractor hood over, integrated fridge/freezer, integral washing machine, integrated dishwasher, double glazed window to front.

**LOUNGE** 12' 08" x 13' 01" (3.86m x 3.99m) Having fireplace with surround and hearth, laminate flooring, radiator, staircase off to first floor accommodation and double glazed French doors with matching side screens, giving access to conservatory.

**CONSERVATORY** 13' 00" x 11' 10" (3.96m x 3.61m) Being of part brick construction, with double glazed windows to side and rear elevation, tiled floor and double glazed French doors giving access out to rear garden.

**FIRST FLOOR LANDING** Approached by a staircase flowing up from lounge, with access to loft and doors off to bedrooms and bathroom.

**BEDROOM ONE** 13' 00" x 9' 06" (3.96m x 2.9m) Having built in wardrobe, radiator and two double glazed windows to rear elevation.

**BEDROOM TWO** 8' 09" x 6' 00" (2.67m x 1.83m) With double glazed windows to front, radiator.

**BATHROOM** Having a white suite comprising a vanity wash hand basin, with low flush WC, double ended bath, full tiling to walls and opaque double glazed window to front elevation.

**OUTSIDE** to the rear is an enclosed good sized rear garden, laid mainly to lawn, with paved patio with pathway and gated access to front, variety of shrubs and trees, fencing to perimeter.

**GARAGE** 18' 03" x 8' 01" (5.56m x 2.46m) With up and over door to front, light and power, wall mounted gas central heating boiler. 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 & data likely availability for Vodafone limited availability for EE & O2 and NO availability for Three.

Broadband coverage -  
Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.9Mbps.  
Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000Mbps. 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.

