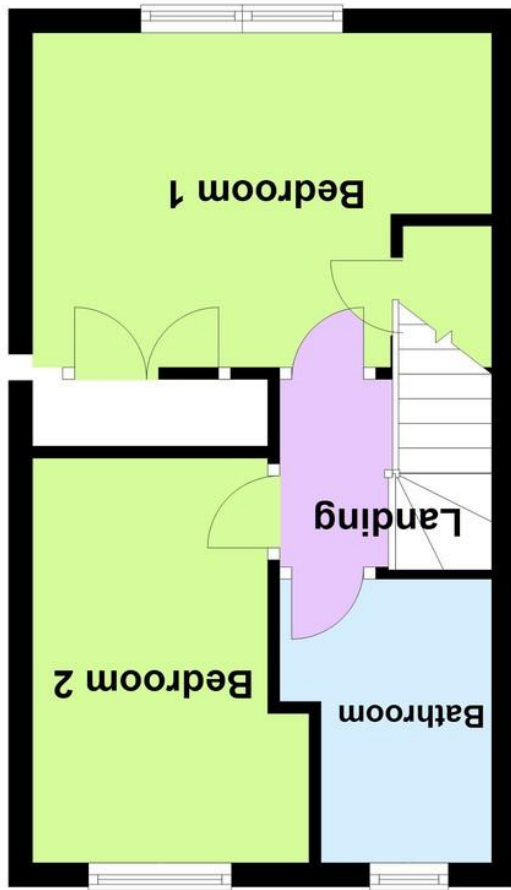
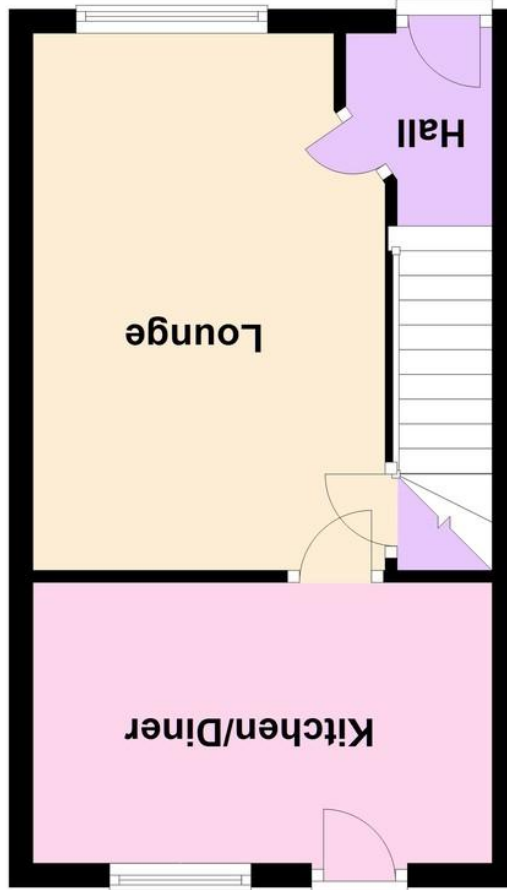


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor



Ground Floor

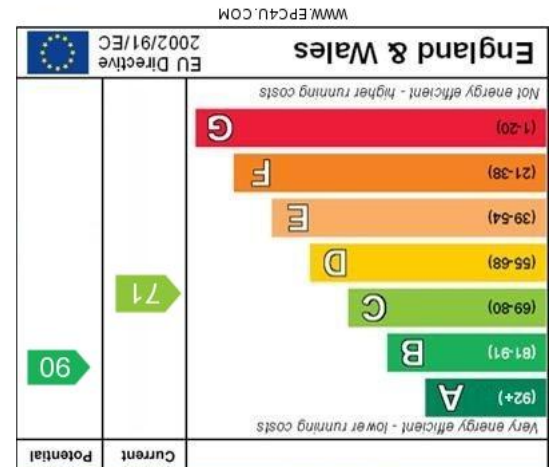
LEGAL READY

"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 Conveyer.



Walmley | 0121 313 1991



- A WELL PRESENTED TWO BEDROOM MODERN STYLE MID TERRACED PROPERTY
- OCCUPYING POPULAR NEWHALL MANOR DEVELOPMENT
- SPACIOUS LOUNGE
- FITTED KITCHEN DINER
- LANDING
- TWO BEDROOMS



38 Elm Road, Walmley, Sutton Coldfield, B76 2PH

Offers Over £240,000



Property Description

OFFERED WITH NO UPWARD CHAIN. Occupying the ever popular Newhall Manor development, this well presented two bedroom modern style mid terraced, is conveniently situated for amenities, including the shops and facilities within Walmley Village and within walking distance of Newhall Country Park, with public transport on hand providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises, reception hallway, spacious lounge, fitted kitchen/diner, landing, two bedrooms, family bathroom, multi vehicle driveway, low maintenance block paved rear garden.

Outside to the front the property is set back behind a block paved frontage with driveway providing off road parking for two vehicles and there is gated access to rear. Canopy porch.

RECEPTION HALLWAY Being approached by a glazed reception door, radiator, stairs off to first floor accommodation, balustrade and door through to lounge.

LOUNGE 14' 09" x 9' 09" max 8' 7" min (4.5m x 2.97m) Having fireplace with surround and hearth, radiator, double glazed window to front, useful under stairs storage cupboard and door through to kitchen/diner.

KITCHEN/DINER 12' 11" x 7' 9" (3.94m x 2.36m) Having matching range of wall and base units with work top surfaces over incorporating inset stainless sink unit with mixer tap and tiled splash back surrounds, fitted gas hob, extractor set in canopy above, built in electric cooker beneath, space and plumbing for washing machine, space for fridge, wall mounted newly installed gas central heating boiler, space for dining table and chairs, radiator, double glazed window to rear and double glazed door giving access to rear garden.

LANDING Approached via a staircase with balustrade with access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 12' 09" max x 8' 00" (3.89m x 2.44m) Having built in double wardrobe, radiator, airing cupboard housing hot water cylinder and two double glazed windows to front.

BEDROOM TWO 10' 11" x 7' 08" max 6' 09" min (3.33m x 2.34m) With double glazed window to rear, radiator.

BATHROOM Having a white suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low flush WC, full complimentary tiling to walls, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear is a low maintenance fully block paved rear garden with fencing to perimeter and gated access to rear.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice and data likely availability for Three limited availability

for EE, O2 & Vodafone

Broadband coverage -

Broadband Type = Standard Highest available download speed 13 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 74 Mbps.

Highest available upload speed 20 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