

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

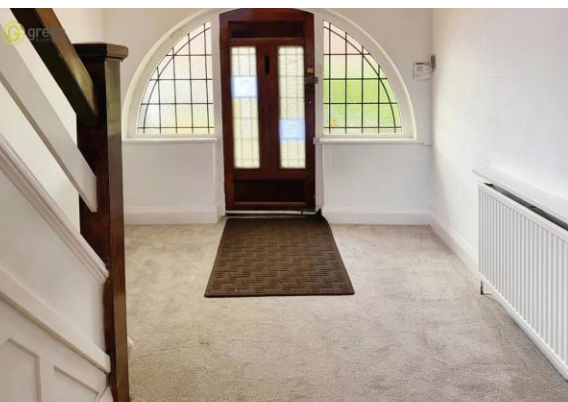


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WWW.EPC4U.COM

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	60
Potential	81

Walmley | 0121 313 1991



- A WELL PRESENTED SPACIOUS TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE
- THREE RECEPTION ROOMS
- MODERN RE-FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM WITH SEPARATE SHOWER
- GARAGE AND MULTI VEHICLE DRIVEWAY



28 Wheelwright Road, Erdington, Birmingham, B24 8NY

Offers In Excess Of
 £350,000



Property Description

A UNIQUE OPPORTUNITY to acquire this remarkable larger style traditional semi-detached house, that is truly a testament to its traditional design and style. This property, suited for families, boasts a total of three reception rooms, each characterised by high ceilings that add to the property's spacious feel. Two of these reception rooms further benefit from direct access to a lush garden, providing a seamless indoor-outdoor living experience.

To the heart of the home is the kitchen, recently refurbished and fitted with modern appliances that guarantee convenience and efficiency. The single kitchen design ensures the space and opens in to the breakfast room. In addition is a utility room with a guest cloakroom off.

The impressive first floor landing incorporates three generous double bedrooms, each providing ample space for comfort and relaxation. The home also hosts a well-equipped bathroom with a separate shower.

Outside to the front the property enjoys a pleasant position been set back behind a service road and multi vehicle driveway providing ample off road parking giving access to the garage enhancing its appeal and increasing its functionality. To the rear is a good sized mature rear garden.

Located in a highly sought-after area, this house allows easy access to public transport links providing easy access into Birmingham City Centre and motorway connections and local amenities. Additionally, the property is in proximity to nearby schools, making it an excellent choice for families with children. In conclusion, this semi-detached house is a perfect blend of style, comfort, and convenience. The high ceilings, modern kitchen, and recent renovations, coupled with the practical layout and excellent location, make it an ideal place to create cherished memories for the fortunate new homeowners.

Outside to the front the property occupies a pleasant position in the road set back behind a service road and approached by a multi vehicle block paved driveway giving access to the garage, hedgerow to the perimeter, pedestrian access door to garage.

CANOPY PORCH Approached by a leaded wooden reception door with original unique arched leaded side screens, turning staircase leading off to first floor accommodation, feature beamed ceilings, fitted plate rail, radiator, useful under stairs storage cupboard and doors off to lounge, dining room and breakfast room.

DINING ROOM 16' 02" into bay x 12' 05" (4.93m x 3.78m) With walk in leaded double glazed bay window to front, chimney breast with opening for fireplace, coving to ceiling, two radiators.

FAMILY LOUNGE 15' 07" into bay x 12' 05" (4.75m x 3.78m) Having chimney breast with fireplace with surround and hearth, radiator, coving to ceiling and walk in double glazed bay window with double glazed French doors leading out to rear garden.

BREAKFAST ROOM 17' 01" max 11' 10" min x 9' 02" (5.21m x 2.79m) Having chimney breast with opening for fire, useful original built in glazed storage cupboard with drawers beneath, opening to under stairs storage, radiator, double glazed French doors with matching side screens giving access out to rear garden, opening through to kitchen and glazed door through to utility room with guest cloakroom off.

KITCHEN 12' 07" x 6' 07" (3.84m x 2.01m) Having being refitted with a matching range of high gloss wall and base units with worktop surfaces over, incorporating sink unit with mixer tap and splash back surrounds, fitted gas hob with extractor hood above, built in electric cooker beneath, integrated dish washer, down lighting, feature designer radiator and two double glazed windows to rear elevation.

UTILITY ROOM 7' 10" max 3' 00" min x 6' 06" max (2.39m x 1.98m) Having space and plumbing for washing machine, radiator, double glazed window to side, pedestrian access to garage and door to guest cloakroom.

GUEST CLOAKROOM Having a white suite, comprising pedestal wash hand basin with mixer tap and tiled splash back surrounds, radiator, low flush WC, opaque double glazed window to side elevation.

LANDING Approached via a turning staircase passing leaded stained glass window to side, a ccess to loft via a pull down ladder and doors leading off to bedrooms, bathroom and separate WC.

BEDROOM ONE 16' 06" into bay x 12' 05" (5.03m x 3.78m) With walk in leaded double glazed bay window to front, radiator.

BEDROOM TWO 15' 04" into bay x 12' 05" (4.67m x 3.78m) With walk in double glazed bay over looking rear garden, useful built in storage cupboard, radiator.



BEDROOM THREE 12' 04" x 9' 00" (3.76m x 2.74m) With leaded double glazed window to front, radiator, useful built in eaves storage cupboard, door leading through to useful built in eaves storage.

FAMILY BATHROOM Having a three piece suite comprising double ended panelled bath with mixer tap, pedestal wash hand basin, full complementary tiling to walls, fully tiled walk in shower cubicle with mains fed shower over, chrome heated towel rail, radiator and leaded opaque double glazed window to rear elevation.

SEPARATE WC Having low flush WC, full tiling to walls, opaque double glazed window to side elevation.

OUTSIDE to the rear there is a good sized mature garden, full width paved patio and steps with retaining wall leading to lawned garden area with an abundance of shrubs and trees, with fencing to perimeter.

GARAGE 20' 00" x 12' 00" (6.1m x 3.66m) With double doors to front, light and power and pedestrian access door to front and rear elevation. (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 a availability for O2 limited availability for EE, Three & Vodafone and data limited availability for EE, Three, O2 & Vodafone.

Broadband coverage -
Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 80 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

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