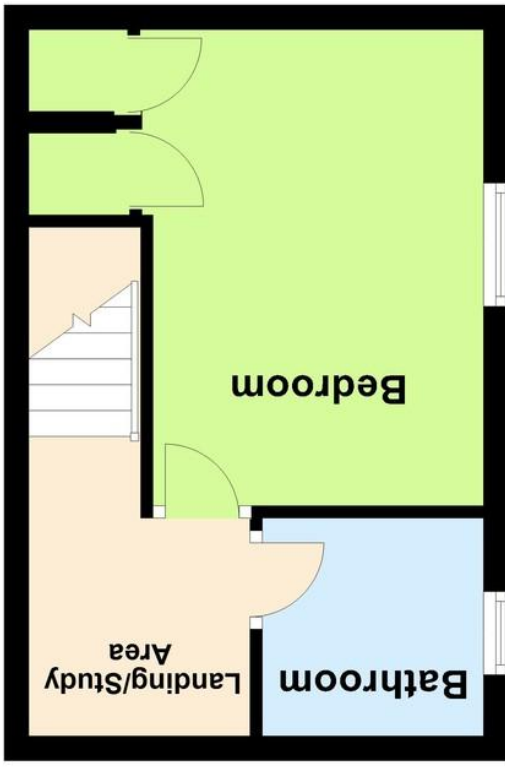
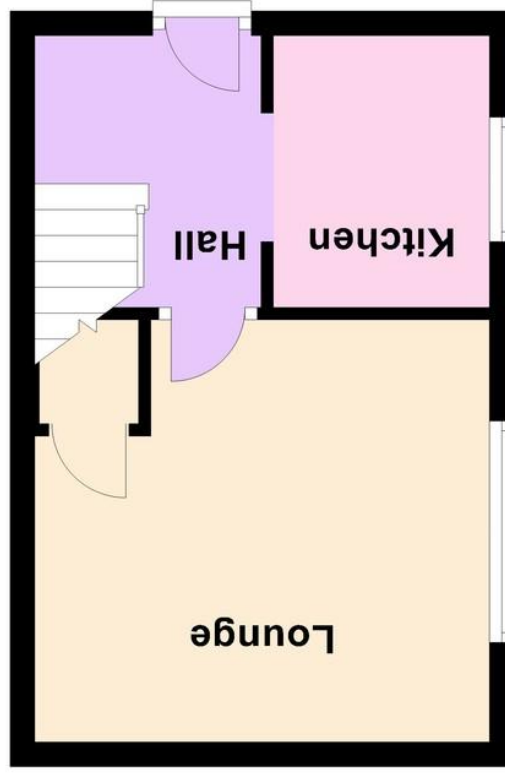


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor



Ground Floor

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.

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Walmley | 0121 313 1991



- NO UPWARD CHAIN
- IDEAL FIRST TIME PURCHASE OR INVESTMENT
- MODERN KITCHEN
- LARGE ENCLOSED GARDEN WITH PATIO AREA
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING



11 Carters Close, Walmley, Sutton Coldfield, B76 2TE

£185,000



Property Description

The property we are bringing to market offers no upward chain, ideal for first time buyers or investors, well presented quarter house throughout, comprising of living room, modern fitted kitchen, double bedroom, modern shower room, study area, enclosed rear garden and off road parking. We would recommend that viewing is essential.

RECEPTION HALLWAY 5' 11" x 7' 04" (1.8m x 2.24m)

LIVING ROOM 12' 00" x 11' 02" (3.66m x 3.4m) Double glazed window to the side, radiator and under stairs storage cupboard.

KITCHEN 5' 09" x 7' 03" (1.75m x 2.21m) Modern fitted kitchen with a range of wall and base units, integrated oven and hob with extractor fan over, kitchen housing the boiler, double glazed window to the side, stainless steel sink unit with mixer tap over.

LANDING/STUDY AREA 5' 11" x 5' 10" (1.8m x 1.78m) Currently being used as a study/dressing room.

DOUBLE BEDROOM 12' 00" x 11' 02" (3.66m x 3.4m) With double glazed window to the side, fitted wardrobes and radiator.

SHOWER ROOM 6' 04" x 5' 10" (1.93m x 1.78m) Corner shower unit with glazed shower doors, double glazed obscure window to the side, wash hand basin, low level WC, heated towel rail with tiled walls, laminate flooring.

OUTSIDE Enclosed rear garden with gated access, mainly laid to lawn, paved patio are ideal for outdoor entertainment..

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
 Mobile coverage - voice likely availability for EE & Three limited availability for O2 & Vodafone and data likely availability for EE & Three limited availability for Vodafone and No data availability for O2.
 Broadband coverage -
 Broadband Type = Standard Highest available download speed 12 Mbps.
 Highest available upload speed 1 Mbps..
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
 Highest available upload speed 100 Mbps.
 Networks in your area - 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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WANT TO SELL YOUR OWN PROPERTY?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991



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