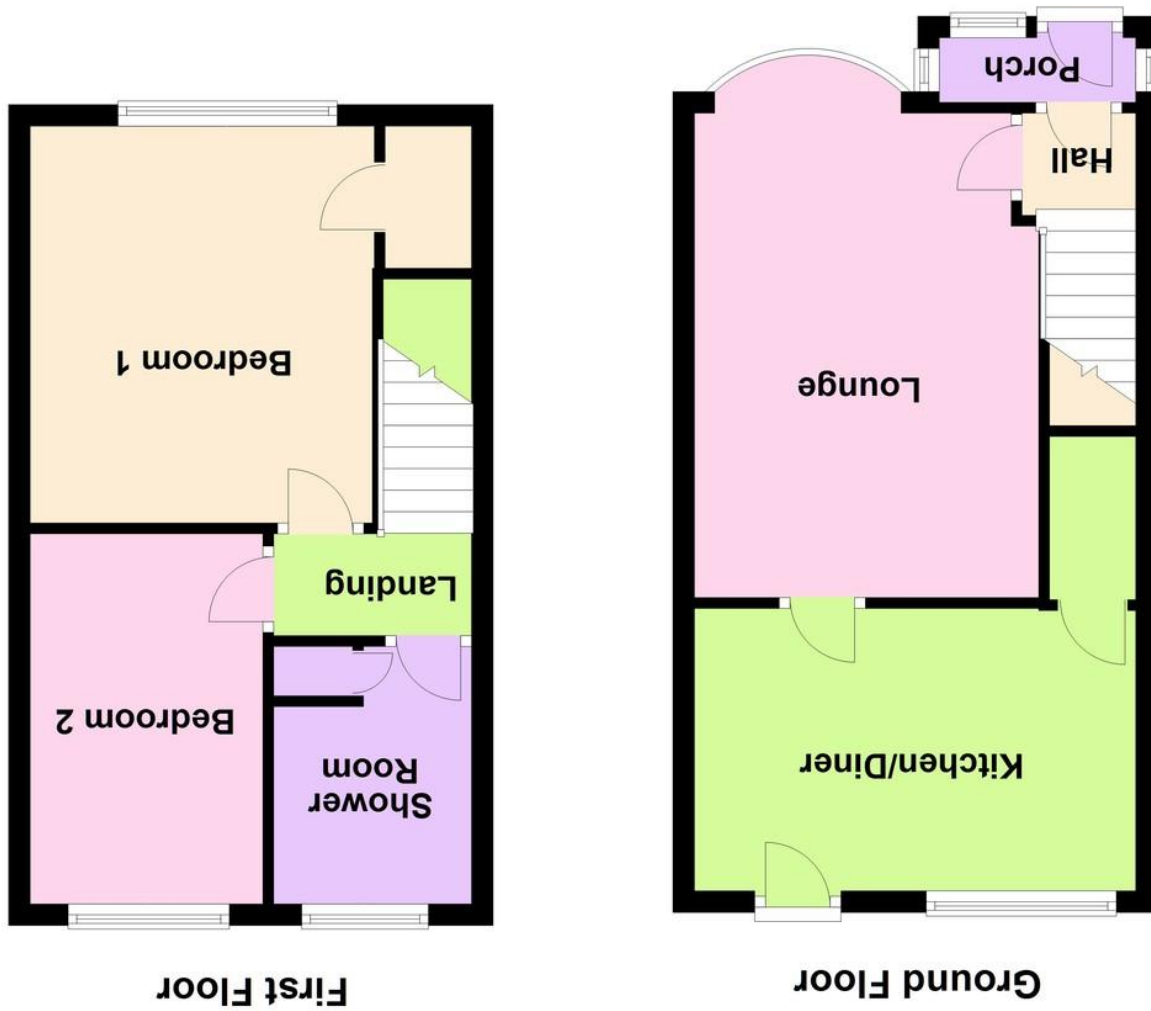
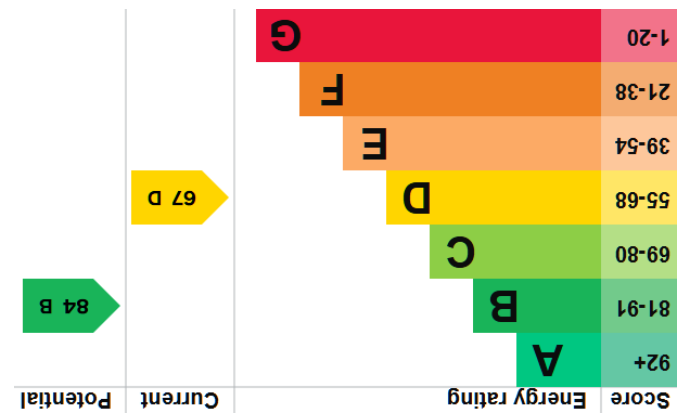


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- A RECENTLY REFURBISHED TWO BEDROOM END OF TERRACED
- ATTRACTIVE LOUNGE
- COMPREHENSIVELY REFITTED KITCHEN/DINER
- TWO BEDROOMS
- MODERN RE-FITTED FAMILY SHOWER ROOM

Walmley Ash Road, Walmley,
 Sutton Coldfield, B76 1JB

£240,000



Property Description

REFURBISHED TO A HIGH SPECIFICATION THROUGHOUT - This immaculately presented two bedroom end-of-terrace house occupying this highly desirable location, offering easy access to public transport links and local amenities. Families will appreciate the nearby schools, and the local green spaces and parks are perfect for those who enjoy outdoor activities or simply wish to unwind in nature.

The property which has undergone many cosmetic improvements throughout features a tastefully designed reception room with a welcoming fireplace, providing a perfect setting for cosy evenings. The open-plan kitchen/diner, recently refurbished, adopts an open-plan design, seamlessly integrating the dining space, making it an excellent area for entertaining guests or enjoying family meals.

The property consists of two bedrooms; a spacious double and a versatile single room, both offering ample space for personalisation. The family shower room is also newly refurbished, featuring a luxurious rain shower and slick modern finishes, creating a relaxing sanctuary within the home.

Outside to the front the property is set back behind a fore garden and to the rear is a beautifully maintained garden, providing a peaceful outdoor space for relaxation or social gatherings.

One of the stand out features of this property is the inclusion of a garage and parking facilities to the rear of the property.

This house is particularly ideal for couples seeking a home that combines comfort, convenience, and style. The attention to detail in every room makes this property a truly magnificent find. Don't miss out on the opportunity to view this exceptional property today which is available with **NO UPWARD CHAIN**.

OUTSIDE To the front the property is set back behind a neat lawned fore garden with hedge row and wall perimeter, pathway with gated access to rear.

ENCLOSED PORCH Being approached via double glazed entrance door with matching side screen and laminate flooring.

RECEPTION HALL Approached via opaque composite double glazed entrance door, radiator, staircase off to first floor accommodation and door leading through to:-

LOUNGE 15' x 10' 7" max x 9' 9" min (4.57m x 3.23m max x 2.97m min) With double glazed bay window to front, fireplace with surround and hearth, radiator and door leading through to:-

KITCHEN/DINER 17' 8" x 8' 7" (5.38m x 2.62m) Having been comprehensively refitted with a matching range of wall and base units with worktop surfaces over incorporating; inset sink unit with side drainer and mixer tap, splash backs surrounds, fitted gas hob with extractor hood above, built in electric cooker beneath, integrated fridge and freezer, cupboard housing gas central heating boiler, space for dining table and chairs, radiator, useful built in under stairs storage cupboard, double glazed window to rear and double glazed door giving access out to rear garden.

FIRST FLOOR LANDING Approached via staircase from reception hallway with balustrade, access to loft, access to bedroom and bathroom.

BEDROOM ONE 12' x 10' 5" (3.66m x 3.18m) Having useful built in storage cupboard, radiator and double glazed window to front.

BEDROOM TWO 11' 8" x 7' 3" (3.56m x 2.21m) Having radiator and double glazed window to rear.

FAMILY SHOWER ROOM Having been luxuriously reappointed with white suite comprising; vanity wash hand basin with mixer tap and cupboards beneath, close coupled low flush WC, full complementary tiling to walls, fully tiled enclosed shower cubicle with mains rainwater shower over and shower attachment, chrome ladder heated towel rail, downlighting, extractor, opaque double glazed window to rear.

OUTSIDE To the rear is a well maintained landscaped enclosed rear garden, with full width paved patio, pathway with gated access to front, further pathway leads to neat lawned garden with shrubs and trees to border, timber frame garden shed, greenhouse and gated rear access.

GARAGE To the rear of the property in a separate block. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Allocated parking space which is accessed from Leven Croft.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for Vodafone, limited for EE, Three, O2 and data available but limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
 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.

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WANT TO SELL YOUR OWN PROPERTY?
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