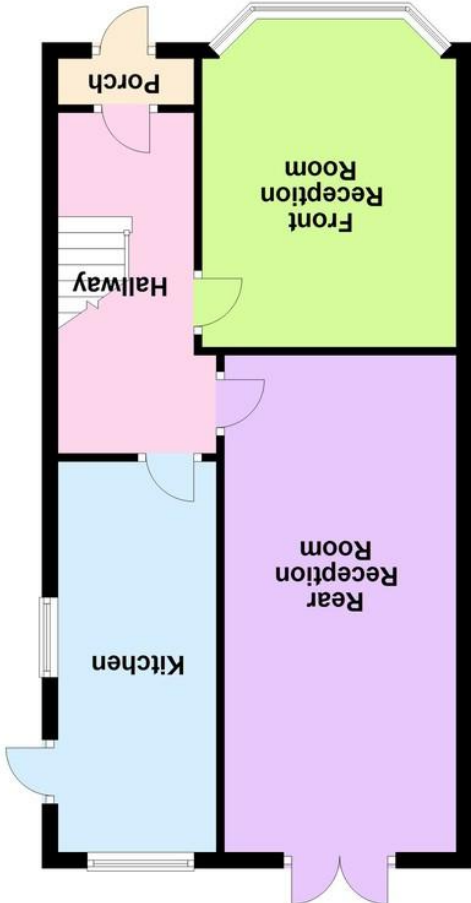
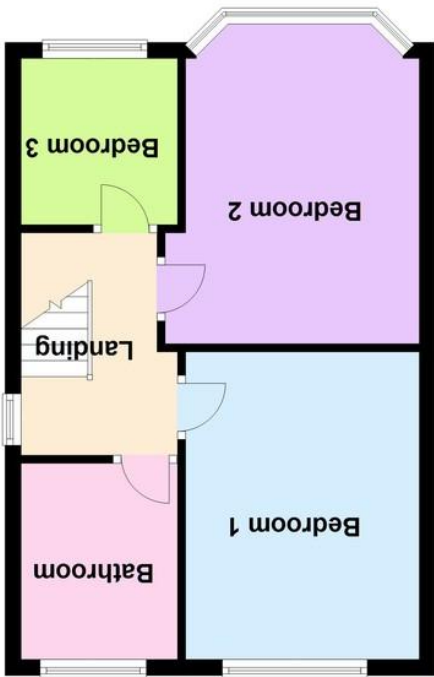


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

Total area: approx. 87.7 sq. metres (943.5 sq. feet)



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



- A WELL PRESENTED TRADITIONAL STYLE SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- GOOD SIZED WELL MAINTAINED REAR GARDEN

38 Plants Brook Road, Walmley, Sutton Coldfield, B76 1EX

£285,000





## Property Description

**POPULAR RESIDENTIAL LOCATION** - This traditional style semi-detached property occupying popular residential location ideal for families or couples seeking a serene and convenient living environment. This family home presents an elegant and sophisticated design with modern features and a well-maintained finish.

The property is approached via an entrance porch leading through to the reception hallway. There are two reception rooms, with one which has been extended offering a delightful garden view. These areas provide ample space for relaxation and socialization, making them perfect for hosting friends or spending quality family time. The kitchen has also been extended and offers the opportunity to remodel it to your own design and specification.

The property boasts three tastefully decorated bedrooms; a spacious double bedroom and a comfortable single bedroom each room contributes to a sense of tranquillity, making them the perfect places to unwind after a long day and there is a well appointed family bathroom.

Outside to the front the property is set back behind a driveway providing off road parking and to the rear is a good sized attractive secluded rear garden. There is a detached garage to the rear of the property access via a gated rear driveway.

Location-wise, the property is ideally situated. Its proximity to public transport links, local amenities, and nearby parks cater to all your lifestyle needs. Additionally, the presence of nearby schools makes this property an excellent choice for families with school-going children.

In summary, this well presented family home offers modern features but giving the new owner the opportunity to put their own stamp on it. It's more than just a house; it's a home waiting to be filled with new memories. A viewing is highly recommended to fully appreciate this property's potential.

Outside to the front the property is set well back from the road behind a double width block paved driveway providing ample off road parking, with steps and pathway leading to gated access to the rear.

**ENCLOSED PORCH** Being approached by a double glazed entrance door with matching side screens, with meter cupboard and glazed reception door leading through to reception hallway.

**RECEPTION HALLWAY** Having laminate flooring, spindle staircase off to first floor accommodation, useful under stairs storage cupboard, and doors off to reception rooms and extended kitchen.

**FRONT RECEPTION ROOM** 14' 00" into bay x 10' 05" (4.27m x 3.18m) With walk in double glazed bay window to front, chimney breast, laminate flooring, radiator.

**EXTENDED REAR RECEPTION ROOM** 20' 02" x 9' 04" max 7' 03" min (6.15m x 2.84m) Having laminate flooring, two radiators and double glazed French doors giving access out to rear garden.

**EXTENDED KITCHEN** 16' 02" x 6' 05" (4.93m x 1.96m) Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap and tiled splash back surrounds, fitted gas hob, with grill and oven beneath, further matching range of wall and base units and space and plumbing for dish washer and under counter fridge and further appliances, tiled floor, double glazed window to rear and double glazed door giving access to side.

**LANDING** Being approached by via spindle staircase with opaque double glazed window to side, access to loft and doors off to bedrooms and bathroom.

**BEDROOM ONE** 12' 07" x 9' 05" (3.84m x 2.87m) With double glazed window to rear, coving to ceiling, down lighting, access to loft, radiator.

**BEDROOM TWO** 14' 01" into bay x 10' 06" max x 9' 00" min (4.29m x 3.2m) With walk in double glazed window to front, radiator.

**BEDROOM THREE** 6' 11" x 7' 00" (2.11m x 2.13m) With double glazed window to front, radiator.

**FAMILY BATHROOM** Having a whites suite, comprising panelled bath with electric shower over and fitted shower screen, vanity wash hand basin, with chrome mixer tap and cupboards beneath, low flush WC, laminate flooring, airing cupboard, ladder heated towel rail, opaque double glazed window to rear elevation.

**OUTSIDE** To the rear there is a good sized enclosed rear garden with paved patio and neat lawn, with further paved patio to the top of the garden with timber framed garden shed, fencing to perimeter, gated access to front, rear gate with steps which lead down to garage with rear driveway with gated access for vehicles.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely 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 16 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 65 Mbps. Highest available upload speed 16 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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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991