

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

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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed ..... Date .....



- A WELL PRESENTED THREE BEDROOM LINK DETACHED FAMILY HOME
- THROUGH LOUNGE/DINER
- BREAKFAST KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- TANDEM LENGTH GARAGE AND DRIVEWAY



17 Milverton Close, Walmley, Sutton Coldfield, B76 1NB

£360,000



## Property Description

**SET IN THE HEART OF WALMLEY VILLAGE** - This well presented three bedroom link detached family home, occupies this very convenient residential location in the heart of Walmley, within walking distance of the shops and amenities of Walmley Village, public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections, the accommodation in brief comprises, enclosed porch, welcoming reception hallway, guest cloakroom, attractive through lounge/dining room, kitchen/breakfast room, landing, three bedrooms and family bathroom. Outside the property occupies this pleasant cul-de-sac location and set back behind a fore garden and driveway giving access to the tandem garage and to the rear is a well maintained enclosed private rear garden. Internal viewing highly recommended which is available with NO UPWARD CHAIN.

Outside to the front the property occupies a pleasant position on this popular cul de sac, set back behind a lawned fore garden and driveway giving access to the garage.

**ENCLOSED PORCH** Being approached via a double glazed entrance door with quarry tiled floor, glazed reception door with matching side screens leading through to reception hallway.

**RECEPTION HALLWAY** Having stairs off to first floor accommodation, radiator, doors off to lounge/dining room, kitchen and guest cloakroom.

**GUEST CLOAKROOM** Having a suite comprising low flush WC, wash hand basin with tiled splash back surrounds, opaque double glazed window to side, radiator.

**THROUGH LOUNGE/DINING ROOM** 28' 01" x 11' 05" (8.56m x 3.48m) Being a dual aspect room with double glazed window to front, double glazed patio door giving access out to rear garden, two radiators, fireplace with chimney breast with inset electric fire.

**KITCHEN/BREAKFAST ROOM** 11' 00" x 9' 00" (3.35m x 2.74m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and tiled splash back surrounds, fitted gas hob, built in grill and oven beneath, extractor set in canopy above, space for table and chairs, space for fridge/freezer, space and plumbing for washing machine, radiator, wall mounted gas central heating boiler, laminate flooring, double glazed window to rear and pedestrian access door through to garage.

**LANDING** Approached via staircase with balustrade, passing double glazed window to side, access to loft, built-in linen storage cupboard and doors off to bedrooms and bathroom.

**BEDROOM ONE** 13' 07" x 9' 11" (4.14m x 3.02m) Having double glazed window to front, built in double wardrobe, radiator.

**BEDROOM TWO** 11' 10" x 11' 06" (3.61m x 3.51m) Having double glazed window to rear built in double wardrobe, radiator.

**BEDROOM THREE** 8' 11" x 7' 09" (2.72m x 2.36m) Having double glazed window to front, radiator.

**BATHROOM** Having a suite comprising panelled bath with electric shower over, mixer tap with shower attachment, pedestal wash hand basin, low flush WC, full tiling to walls, opaque double glazed windows to side and rear elevation, radiator.

**OUTSIDE** There is a pleasant enclosed rear garden with full width paved patio, neat lawn with pathway, raised planted borders, green house, outside lighting.

**TANDEM GARAGE** 28' 02" x 9' 06" (8.59m x 2.9m) With remote control roller shutter door to front, light and power, pedestrian access door to kitchen, opaque double glazed sliding patio door out to rear garden.(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely availability for Three, O2 & Vodafone limited availability for EE and data likely availability for O2 & Vodafone limited availability for EE & Three  
Broadband coverage -  
Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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

**WANT TO SELL YOUR OWN PROPERTY?**  
**CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991**