

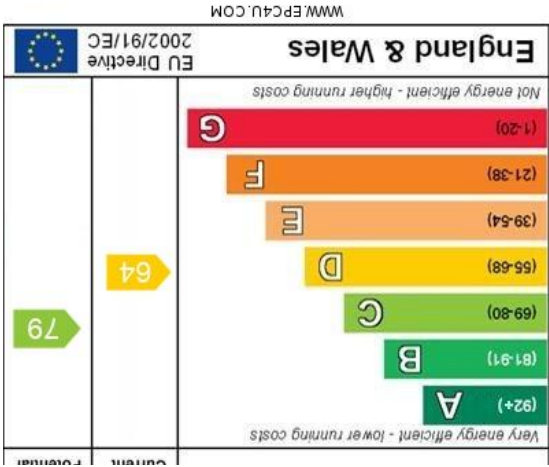
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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

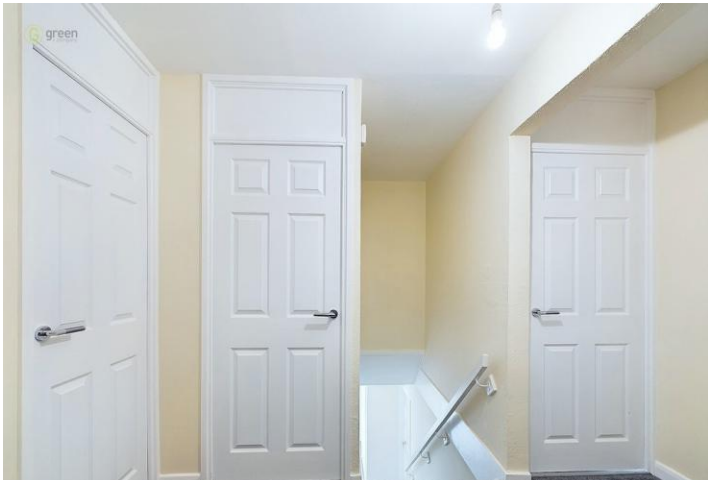


- AN IMMACULATELY PRESENTED THREE BEDROOMED SEMI DETACHED HOUSE
- SPACIOUS LOUNGE AND SEPARATE SITTING ROOM
- SUPERB OPEN PLAN KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- RE-APPOINTED FAMILY BATHROOM
- ATTRACTIVE SOUTH WESTERLY FACING REAR GARDEN



1 Wattisham Square, Castle Vale, Birmingham, B35 6JJ

£260,000



Property Description

PRESENTED TO A HIGH SPECIFICATION THROUGHOUT This immaculately presented three bedroom semi detached house occupies this sought after residential location on Castle Vale, being conveniently situated including a range of local schools and shops, with public transport on hand and transport links providing easy access into Birmingham City Centre, Sutton Coldfield Town Centre and motorway connections. The accommodation in brief which has undergone many cosmetic improvements throughout to a high specification, briefly comprises enclosed porch, reception hallway, spacious lounge, comprehensively fitted kitchen/breakfast room, guest wc, landing, three first floor bedrooms and a reappointed family bathroom. Outside to the front the property is set back behind a multi vehicle driveway and to the rear is detached garage and a private enclosed South Westerly facing rear garden. **INTERNAL VIEWING RECOMMENDED. NO UPWARD CHAIN.** Outside to the front the property occupies a commanding position set back behind a multi vehicle driveway providing ample off road parking. To the rear of the property there is a garage providing secure off road parking with gated access to the rear.

ENCLOSED PORCH Being approached by a glazed entrance door with matching side screens with tiled floor.

WELCOMING RECEPTION HALLWAY Approached by a glazed reception door with side screens, with doors leading off to two reception rooms, kitchen/breakfast room, guest cloakroom, walk-in storage cupboard, laminate flooring and stairs leading off to first floor accommodation.

GUEST CLOAKROOM Being reappointed with a white suite comprising vanity wash hand basin, low flush WC, part complementary tiling to walls, tiled floor, radiator and opaque double glazed window to side elevation.

LOUNGE 18' 09" x 12' 01" (5.72m x 3.68m) Spacious room with fireplace with surround and hearth, radiator, down lighting and two double glazed windows to rear elevation.

SEPARATE SITTING ROOM 10' 05" x 9' 04" (3.18m x 2.84m) Having laminate flooring and double glazed sliding patio doors giving access out to rear garden.

KITCHEN/BREAKFAST ROOM 13' 10" x 8' 10" (4.22m x 2.69m) Having being comprehensively refitted with a modern range of high gloss wall and base units with worktop surfaces over, incorporating inset one and a half bowl sink unit, with mixer tap and side drainer, fitted gas hob with extractor hood above, built in electric cooker beneath, stylish brick effect tiled splash back surrounds, splash and plumbing for washing machine, fitted breakfast bar, laminate flooring, radiator, two double glazed windows to front elevation and useful built in spacious under stairs storage cupboard with gas and electric meters.

FIRST FLOOR LANDING Staircase from reception hallway, having built in storage cupboard, housing gas central heating boiler and shelving and further built in storage cupboard and doors leading off to bedrooms and bathroom.

BEDROOM ONE 12' 02" x 10' 11" (3.71m x 3.33m) Having double glazed window to rear and radiator.

BEDROOM TWO 10' 10" x 9' 00" (3.3m x 2.74m) Having double glazed window to front, built in wardrobes and radiator.

BEDROOM THREE 9' 02" x 7' 06" (2.79m x 2.29m) Having double glazed window to rear and radiator.

FAMILY BATHROOM Being luxuriously reappointed with a suite comprising vanity wash hand basin with drawers and cupboards beneath, close couple low flush WC, panelled bath with mixer tap, and mains rain water shower over and shower attachment, chrome ladder heated towel rail, full complementary tiling to walls and floor and opaque double glazed window to front elevation.

OUTSIDE To the rear there is a good sized South Westerly facing enclosed garden with paved patio and pathway leading to lawned garden, walled perimeter, variety of plant, shrubs and trees, pedestrian access gate giving access to side and pedestrian door to detached garage.

DETACHED GARAGE 16' 00" x 7' 11" (4.88m x 2.41m) With double doors to front, pedestrian access door 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 B Birmingham City Council
 Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice and data likely availability for Three & O2 limited availability for EE & Vodafone
 Broadband coverage -
 Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.
 Broadband Type = Superfast Highest available download speed 52 Mbps. Highest available upload speed 14 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 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