

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



- A WELL PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LOUNGE/DINING ROOM
- SUPERB CONSERVATORY
- EXTENDED COMPREHENSIVELY FITTED KITCHEN
- THREE BEDROOMS
- GARAGE AND MULTI VEHICLE DRIVEWAY

79 Turchill Drive, Walmley, Sutton Coldfield, B76 1SG

£350,000



Property Description

POPULAR RESIDENTIAL LOCATION - This well maintained extended three bedroom semi detached property occupies this popular residential location been situated close to amenities including local schools and shops with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The property briefly comprises of entrance hall, guest cloakroom, lounge open plan to dining room, conservatory, study, extended fitted kitchen, three bedrooms, family bathroom, gardens to front and rear and a multi vehicle driveway providing ample off road parking with access to the garage.

ENTRANCE HALL Having double glazed door to front, double glazed window to front, coving and door to lounge.

LOUNGE 11' 10" x 7' 7" (3.61m x 2.31m) Having double glazed window to front, double radiator, ceiling light point, two wall lights and open plan to dining room.

DINING ROOM 10' 11" x 7' 7" (3.33m x 2.31m) Having double glazed window to rear, door to conservatory and study, double radiator, ceiling light point and coving.

CONSERVATORY 14' 9" x 9' 1" (4.5m x 2.77m) Being UPVC and brick construction with double glazed windows to side and rear, French doors to garden, single radiator and two wall lights.

STUDY 10' 9" x 7' 3" (3.28m x 2.21m) Having double glazed window to rear, single radiator, ceiling light point, coving and door to kitchen.

EXTENDED FITTED KITCHEN 13' 3" x 9' 6" (4.04m x 2.9m) Being fitted with a matching range of wall and floor base storage units, double glazed window to rear, double glazed door to rear, stainless steel sink, sunk in granite work tops, tiled splash backs, tiled floor, gas cooker point, stainless steel cooker hood, integral dishwasher, ceiling light point, coving and door to garage.

GUEST CLOAKROOM Having double glazed window to front, low level WC, wall mounted wash hand basin, tiled floor, single radiator, ceiling light point and extractor fan.

USEFUL STORAGE CUPBOARD 7' x 2' 9" (2.13m x 0.84m)

FIRST FLOOR LANDING Having loft access, airing cupboard, ceiling light point and doors to

BEDROOM ONE 13' 7" x 8' 7" (4.14m x 2.62m) Having double glazed window to rear, fitted wardrobes, cupboards and dressing table, single radiator, ceiling light point, coving and laminate floor.

BEDROOM TWO 8' 10" x 8' 7" (2.69m x 2.62m) Having double glazed window to front, single radiator, laminate floor, ceiling light point and coving.

BEDROOM THREE 8' 4" x 8' 7" (2.54m x 2.62m) Having double glazed window to rear, single radiator, ceiling light point and coving.

BATHROOM Having double glazed window to front, panelled bath with shower over, pedestal wash hand basin, low level WC, full tiling to walls, heated chrome towel rail, ceiling light point and coving.

OUTSIDE

REAR GARDEN Having paved patio to lawn area, decked area, further patio area with brick built barbecue and fenced surround.

FRONT Having ample block paved off road parking and leads to side garage.

GARAGE 16' 8" x 9' (5.08m x 2.74m) Having power, lights, double doors, plumbing for automatic washing machine and door to kitchen.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agents understand 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 Solicitors or Surveyor. Please note that all measurements are approximate.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice no availability for Three limited availability for EE, O2 & Vodafone and data no availability for Three & O2 limited availability for EE & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 48 Mbps. Highest available upload speed 8 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.

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