

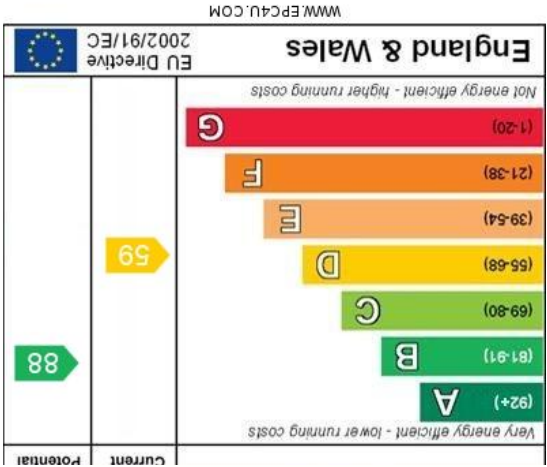
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Walmley | 0121 313 1991



- A BEAUTIFULLY PRESENTED EXTENDED TWO BEDROOM SEMI DETACHED HOUSE
- WITH GROUND FLOOR ANNEX ACCOMODATION
- ATTRACTIVE FAMILY LOUNGE AND SEPARATE FAMILY ROOM/HOME OFFICE
- COMPREHENSIVELY FITTED KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- LUXURY RE-APPOINTED BATHROOM



40 Argus Close, Walmley, Sutton Coldfield, B76 2TG

£300,000





## Property Description

**WELL PRESENTED TWO BEDROOM SEMI WITH GROUND FLOOR ANNEX ACCOMMODATION** - This well presented two bedroom semi detached house occupies this popular Cul-de-sac location close to amenities including the shops and facilities in both Walmley village and Reddip with public transport on hand and excellent local schools in the vicinity. The extended accommodation which has undergone many cosmetic improvements to a high specification throughout and briefly comprises:- Welcoming reception porch, attractive lounge, superb comprehensively fitted kitchen/diner, multi-functional family room/home office, ground floor annex/utility room with guest WC off, landing, two bedrooms and a luxury well appointed family bathroom. Outside the property is set back behind a fore garden and driveway providing ample off road parking and to the rear is an attractive Westerly facing private rear garden. **INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.**

Outside to the front the property occupies a really popular cul de sac position, set back behind a neat lawned fore garden and multi vehicle driveway, pathway giving access to the entrance porch.

**WELCOMING ENTRANCE PORCH** Being approached by a double glazed entrance door with matching side screen, with wall mounted electric heater.

**LOUNGE** 13' 11" x 12' 07" (4.24m x 3.84m) Being approached by an opaque double glazed reception door, with stair case off to first floor accommodation, Karndean flooring, radiator, double glazed window to front and door leading through to fitted kitchen/diner.

**FITTED KITCHEN/DINER** 12' 06" x 9' 03" (3.81m x 2.82m) Having being refitted with a comprehensive matching range of wall and base units with work top surfaces over, incorporating inset sink unit with mixer tap and complementary tiled splash back surrounds, fitted halogen hob with stylish extractor hood over, built in double oven beneath, space and plumbing for dish washer, space for fridge/freezer and space for dining table and chairs, Karndean flooring, radiator, double glazed window to rear and double glazed door giving access through to multi functional second reception room/home office.

**FAMILY ROOM/HOME OFFICE** 12' 02" x 7' 02" (3.71m x 2.18m) With double glazed windows to side and rear elevation, Karndean flooring, radiator, double glazed French doors leading out to rear garden, down lighting, two double glazed Velux sky lights and further door leading through to multi functional utility room/home gym or possible bedrooms three.

**MULTI FUNCTIONAL UTILITY ROOM/HOME GYM/BEDROOM THREE** 12' 10" x 7' 07" (3.91m x 2.31m) Having a base unit with work top surfaces over, incorporating inset circular sink unit with mixer tap and tiled splash back surrounds, space and plumbing for washing machine beneath and space for further appliance, wall mounted gas central heating boiler, radiator, down lighting, double glazed pedestrian access door giving access to front and door leading through to guest cloakroom.

**GUEST CLOAKROOM** Having a low level WC, wash hand basin with chrome mixer tap and tiled splash back surrounds, radiator, opaque double glazed window to front elevation.

**OUTSIDE** To the rear there is a pleasant well maintained Westerly facing enclosed rear garden, with neat lawn and pathway, decked seating area to the top of the garden, Summer house, cold water tap, external lighting, variety of shrubs and trees to border and fencing to perimeter.

**LANDING** Approached via stair case flowing from lounge with access to loft and doors off to bedrooms and bathroom,

**BEDROOM ONE** 12' 06" x 10' 01" (3.81m x 3.07m) Having built in storage cupboard, radiator and double glazed window to front elevation.

**BEDROOM TWO** 12' 01" x 6' 08" (3.68m x 2.03m) Having double glazed window to rear, radiator.

**FAMILY BATHROOM** Being reappointed with a white suite comprising panelled bath with mains rain water shower over and shower attachment, fitted shower screen, vanity wash hand basin with chrome mixer tap, drawer beneath, low flush WC, part complementary tiling to walls, chrome ladder heated towel rail, down lighting, extractor and opaque double glazed window to side elevation.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice and data likely availability for EE & Three limited availability for O2 & Vodafone  
Broadband coverage -  
Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- 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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