

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



LEGAL READY

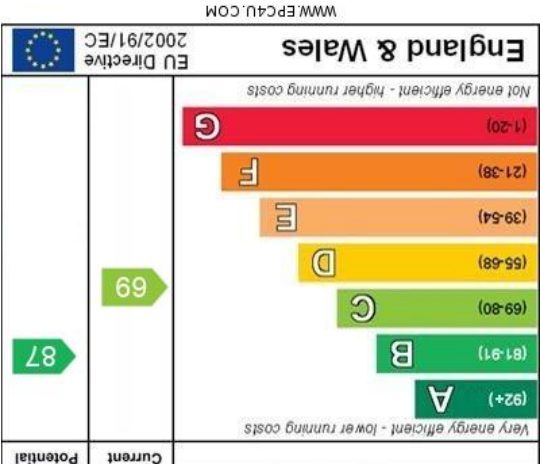
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 TWO BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LIVING ROOM
- FITTED KITCHEN/DINER
- SUPERB CONSERVATORY
- TWO BEDROOM
- GARAGE AND DRIVEWAY

19 Carters Close, Walmley, Sutton Coldfield, B76 2TE

£275,000



Property Description

POPULAR RESIDENTIAL LOCATION - This well presented two bedroom semi detached house occupies this pleasant cul de sac location and is conveniently situated for 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 accommodation in brief comprises:- spacious living room, fitted kitchen diner, landing, two bedrooms and bathroom. Outside the property is set back from the road behind a fore garden driveway giving access to the garage and to the rear there is a pleasant enclosed rear garden. Early internal viewing of this property is recommended which is available with no upward chain.

Outside to the front the property occupies a pleasant position on the cul de sac, set back behind a nest lawned fore garden with hedgerow to perimeter, pathway and driveway providing of road parking with access to the garage.

CANOPY PORCH With outside light.

LOUNGE 13' 06" x 12' 06" (4.11m x 3.81m) Being approached by an opaque double glazed composite reception door with two double glazed windows to front, staircase off to first floor accommodation and door through to kitchen/diner.

KITCHEN/DINER 12' 06" x 9' 05" (3.81m x 2.87m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset stainless steel sink unit with mixer tap and tiled splashback surrounds, fitted gas hob with electric cooker beneath and extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for table and chairs, wall mounted gas central heating boiler, radiator, double glazed window to rear and opaque double glazed door giving access to the conservatory.

CONSERVATORY 9' 05" x 8' 07" (2.87m x 2.62m) Being of part brick construction, with double glazed windows to side and rear elevation and double glazed French doors giving access out to rear garden.

LANDING Being approached by staircase flowing from living room with access to loft, with doors off to bedrooms and bathroom.

BEDROOM ONE 9' 10" x 9' 04" (3m x 2.84m) Having airing cupboard, housing hot water cylinder, built in double wardrobe with shelving and hanging rail, radiator and double glazed window to front.

BEDROOM TWO 12' 06" x 6' 08" (3.81m x 2.03m) Having double glazed window to rear, radiator.

FAMILY BATHROOM 6' 02" x 5' 07" (1.88m x 1.7m) Being well appointed with a white suite, comprising panelled bath with mixer tap, fitted shower screen with electric shower over, wash hand basin with mixer tap, low flush WC, part complementary tiling to walls, ladder heated towel rail and opaque double glazed window to side elevation.

GARAGE 16' 07" x 8' 03" (5.05m x 2.51m) Having up and over door to front, light and power and pedestrian access door to the rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear there is a good sized well maintained, enclosed garden with full width paved patio, with steps to neat lawn and further paved seating area to the top of the garden, fencing to perimeter, variety of shrubs and trees.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:

EE & Three Good in-home and outdoor.
O2 & Vodafone Good (Outdoor only) Limited indoor coverage.

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

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