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Property Description

THIS PROPERTY HAS NINE SOLAR PANELS WHICH GENERATES ELECTRICITY FOR THE PROPERTY AND REDUCES THE PROPERTIES ENERGY BILLS - This beautifully presented modern style three modern three storey three bedroom semi detached house occupies this highly sought after residential location conveniently situated for local amenities including the shops and facilities within Walmley with public transport on hand and excellent local schools in the local vicinity. The versatile accommodation which is arranged over three storeys briefly comprises :- To the Ground floor:- A welcoming reception hallway, guest cloakroom and superb open plan comprehensively fitted kitchen and an attractive family lounge with views over the rear garden. To the first floor landing is the principle bathroom, study area ideal for the home working, bedroom three, and a spacious family/cinema room/bedroom two providing a welcoming space entertaining guests. To the second floor is the impressive master bedroom with an en-suite shower room offering ample space for relaxation.

Outside to the front the property is set back from the road with a multi vehicle resin driveway, providing ample off road parking and to the rear is an attractive landscaped rear garden with open aspect views.

In addition the property benefits from having NINE Solar panels which are owned by the property and generates electricity for the property and has batteries in the loft to store any additional generated electricity.

Outside to the front the property occupies pleasant position on the road and is set back behind a landscaped low maintenance garden with a granite paved pathway, hedgerow to perimeter, low maintenance borders, driveway providing ample off road parking.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Approached by a composite double glazed entrance door with spindled stair case leading off to first floor landing with useful under stairs storage cupboard, tiled floor and doors leading off to guest cloakroom, kitchen/breakfast room and lounge/dining room.

GUEST CLOAKROOM Being well appointed with a white suite comprising pedestal wash hand basin with chrome mixer tap, low flush WC, part complementary tiling to walls, tiled floor, extractor and down lighting.

KITCHEN/BREAKFAST ROOM 11' 01" x 8' 04" (3.38m x 2.54m) Having a comprehensive matching range of wall and base units with granite work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and splash back surrounds, fitted induction hob with extractor set in canopy above, built in electric oven beneath, integrated dish washer, integrated washer/dryer, space for fridge/freezer, cupboard housing gas central heating boiler, tiled floor and double glazed window to front elevation.

SPACIOUS FAMILY LOUNGE/DINING ROOM 15' 07" x 12' 01" (4.75m x 3.68m) Having radiator and double glazed French doors with matching side screens giving access out to rear garden.

FIRST FLOOR LANDING Being approached by a spindle turning stair case from reception hallway, having door leading through to study area and further staircase off to second floor and doors off to other rooms.

BEDROOM TWO/CINEMA ROOM 15' 11" x 11' 04" (4.85m x 3.45m) Having two double glazed windows to rear with open aspect views to the rear, down lighting and radiator.

BEDROOM THREE 9' 09" x 8' 08" (2.97m x 2.64m) Having double glazed window to front, radiator.

FAMILY BATHROOM Being well appointed with a white suite, comprising panelled bath with mains fed shower over and fitted shower screen, pedestal wash hand basin with chrome mixer tap, low flush WC, part complementary tiling to both walls and tiled floor, chrome ladder heated towel rail, down lighting and extractor.

MASTER BEDROOM 18' 06" x 10' 07" (5.64m x 3.23m) Being approached by a mezzanine staircase, being a dual aspect room, with double glazed window to front, double glazed Velux window to rear, having a range of built in bespoke wardrobes with shelving and hanging rail and radiator and door leading off to en suite shower room.

EN SUITE SHOWER ROOM Being luxuriously reappointed with a white suite, comprising pedestal wash hand basin with chrome mixer tap, low flush WC, part complementary tiling to walls, tiled floor, fully tiled enclosed double shower cubicle, with electric shower over, down lighting, extractor, chrome ladder heated towel rail and double glazed Velux window to rear elevation.

OUTSIDE To the rear there is a beautifully presented, landscaped, South facing rear garden, with granite paved patio and porcelain pathway leading to further raised seating area, neat lawn with low maintenance pebble borders, fencing to perimeter, external electric points, cold water tap and gated access to front.

AGENTS NOTE The property has NINE solar panels which are on the roof to the rear of the property which are owned by the current vendor and the solar panels generates electricity for the property and therefore reduces the properties energy bills. There is also batteries in the loft which store any excess electricity that is generated by the solar panels.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE & Three Good outdoor and in-home

O2 Good outdoor

Vodafone Good outdoor, variable in-home

Broadband coverage -

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, Virgin Media & City Fibre

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