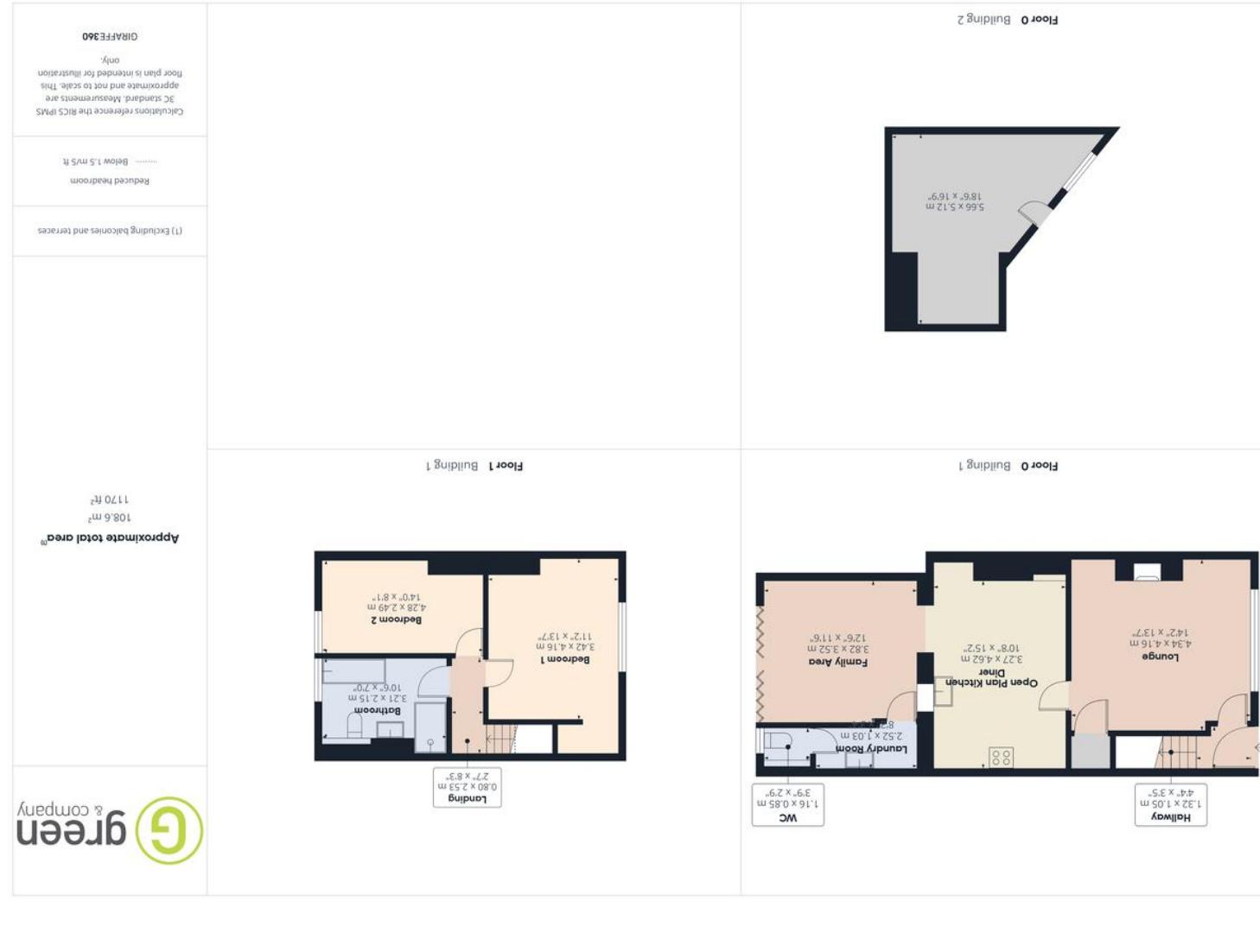
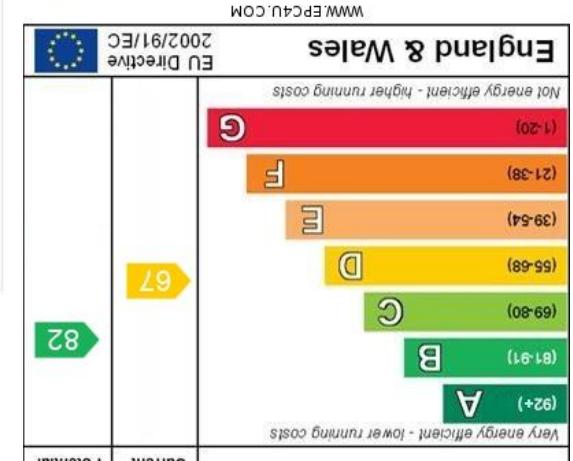


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate 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 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 monitor our website for more up to date information.



Walmley | 0121 313 1991

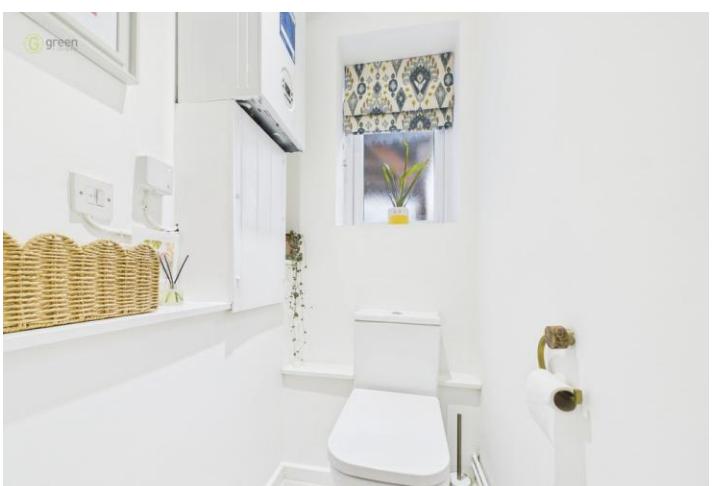


- A BEAUTIFULLY PRESENTED EXTENDED PERIOD COTTAGE
- SET IN THE HEART OF WALMLEY VILLAGE
- ATTRACTIVE LOUNGE
- SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- TWO DOUBLE BEDROOMS
- LUXURY REAPPOINTED FAMILY BATHROOM



14 Walmley Road, Walmley, Sutton Coldfield, B76 1ON

£315,000



Property Description

MUST BE VIEWED INTERNALLY. This beautifully presented extended cottage residence set in the heart of Walmley village, close to amenities including local schools and shops with public transport on hand and transport links providing into Sutton Coldfield, Birmingham City Centre and motorway connections. The accommodation which has been extended and undergone many cosmetic improvement to a high specification throughout briefly comprises, reception hallway, attractive lounge, superb open plan kitchen/diner/family room, utility and guest wc, landing, two double bedrooms, luxury reappointed family bathroom. Outside to the front the cottage is set back behind a multi vehicle driveway and to the rear there is a beautifully maintained landscaped enclosed rear garden with garden cabin. Internal viewing of this property is highly recommended to appreciate the standard of the accommodation on offer.

Outside to the front the property occupies a convenient location set within the heart of Walmley Village set back behind a multi vehicle block paved driveway providing ample off road parking.

WELCOMING RECEPTION HALLWAY Approached via a composite double glazed reception door with meter cupboards over, stair case leading off to first floor accommodation, with balustrade and door leading through to the lounge.

LOUNGE 14' 02" x 13' 07" (4.32m x 4.14m) Focal point to the room is a feature brick fire place with a feature beam across with inset log burning stove, triple glazed windows to front with fitted window shutters, radiator, useful built in under stairs storage cupboard and door leading through to superb open plan kitchen diner/family room.

SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM

KITCHEN/DINER AREA 15' 03" x 10' 08" (4.65m x 3.25m) Having a comprehensive matching range of wall and base units with inset one and a half bowl porcelain sink unit with chrome mixer tap and complementary brick effect tiled splash back surrounds, fitted Rangemaster range cooker with double Rangemaster extractor over, space for dining table and chairs, space for American style fridge/freezer, down lighting, two fitted wine racks and opening through to family area.

FAMILY AREA 12' 06" x 11' 06" (3.81m x 3.51m) Having feature beamed ceiling, wood flooring, radiator, wall light points, feature double glazed bi-folding doors giving access out to rear garden and door leading through to utility room.

UTILITY ROOM 8' 03" x 3' 04" (2.51m x 1.02m) Being reappointed with a modern range of all and base units with work top surfaces over incorporating inset sink unit with brass mixer tap, space and plumbing for washing machine and further appliance, useful built in storage cupboard, down lighting and door through to guest cloakroom.

GUEST CLOAKROOM Having low flush WC, double glazed window to rear.

FIRST FLOOR LANDING Approached by a stair case flowing from reception hallway, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 07" x 11' 02" (4.14m x 3.4m) Being a superb size with double glazed window to front with fitted window shutters, additional Velux glazed window to front, radiator.

BEDROOM TWO 14' 00" x 8' 01" (4.27m x 2.46m) Having double glazed window overlooking rear garden, access to loft via a pull down ladder, radiator.

FAMILY BATHROOM Being luxuriously reappointed with a five piece suite, comprising panelled bath with mixer tap, vanity wash hand basin with chrome mixer tap with drawers beneath, low level WC, bidet with mixer tap, part complementary tiling to walls, tiled floor, fully tiled enclosed walk in double shower cubicle with mains fed shower over, chrome ladder heated towel rail, extractor, down lighting, leaded opaque double glazed window to rear elevation with fitted window shutters.

OUTSIDE To the rear there is a good sized cottage style garden with full width paved patio and pathway with neat lawn, with raised planted borders, steps leading through to Astro turf seating area, fencing to perimeter, shared gated access to front.

GARDEN CABIN 18' 06 max" x 19' 09 max" (5.64m x 6.02m) Approached by a stable style door with window to front, providing great storage space, light and power.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE 02 Three & Vodafone Good outdoor and in-home

Broadband coverage -
Broadband Type = Standard Highest available download speed 23 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:- 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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991