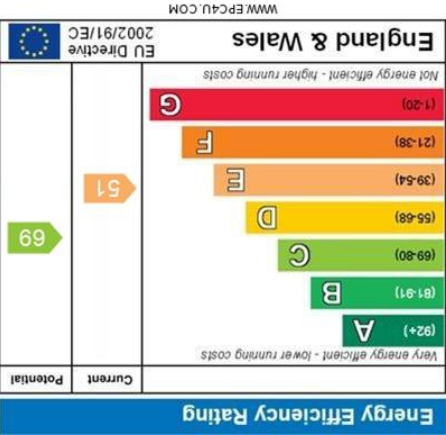


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Boldmere | 0121 321 3991



- SUPERBLY EXTENDED SEMI-DETACHED FAMILY HOME
- SIX BEDROOMS
- GROUND FLOOR BEDROOM WITH ENSUITE
- SPACIOUS AND IMPRESSIVE KITCHEN, LOUNGE AND DINING AREA

Welwyndale Road, Wylde Green,
 Sutton Coldfield, B72 1AW

£475,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

This property is truly remarkable! Spaced over three floors, offering six bedrooms and three bathrooms. On the ground floor, the property features a lounge, one bedroom with ensuite, a shower room, and a modern kitchen/living area equipped with a stunning gas hob. The first floor presents a generous, accommodating space with four bedrooms, complemented by a bathroom with a relaxing bath and a separate WC. The second floor houses an additional bedroom.

Whether it's a large family or simply a preference for spacious living, this property has all your needs covered. Immerse yourself in this sublime blend of comfort and sophistication!

OUTSIDE TO THE FRONT Having a large paved driveway for multiple vehicles.

PORCH With double glazed windows and door to front, tiled flooring and further door into:-

HALL With wood effect flooring, radiator and carpeted stairs up to first floor.

DOWNSTAIRS BEDROOM 14' 10" x 8' 10" (4.52m x 2.69m) With wood effect flooring, double glazed window to front, radiator and door to:-

ENSUITE Having a white suite comprising; low level WC, pedestal wash hand basin, shower cubicle, radiator, tiled walls and floor.

LOUNGE 10' 10" x 10' 7" (3.3m x 3.23m) With wood effect flooring, radiator and double glazed bay window to front with blinds.

BATHROOM Having heated towel rail, tiled walls and floor and a white suit comprising; low level WC, vanity wash hand basin and shower cubicle.

MAGNIFICENT KITCHEN, LOUNGE AND DINING ROOM 20' 4" x 24' 5" (6.2m x 7.44m) Having wooden herringbone floors, double glazed patio doors to rear garden, and separate double glazed door in kitchen area, two radiators, a range of wall and base units with work surfaces over, integrated ovens, gas hob with extractor fan over, stainless steel sink unit with mixer tap over, space for fridge freezer, central breakfast island and double glazed window to rear.

REAR GARDEN Having patio area with steps down to further patio with lawn adjoining, a selection of mature trees and shrubs, garden shed and fenced boundaries.

FIRST FLOOR LANDING Having carpeted flooring and doors to four bedrooms, bathroom and separate WC.

BEDROOM 7' 8" x 10' 8" (2.34m x 3.25m) Having double glazed bay window to front with blinds, wood effect flooring and radiator.

BEDROOM 7' 5" x 9' 2" (2.26m x 2.79m) Having double glazed window to rear, wood effect flooring and radiator

BEDROOM 14' 5" x 10' 8" (4.39m x 3.25m) Having double glazed bay window to rear, carpeted flooring and radiator.

BEDROOM 10' 6" x 8' 6" (3.2m x 2.59m) Having double glazed window to front with blinds, wood effect flooring and radiator.

BATHROOM Having double glazed window to front, panel bath with shower over and glass screen, pedestal wash hand basin, tiled walls and flooring, heated towel rail.

SEPARATE WC Having double glazed window to rear, tiled walls and flooring, heated towel rail, low level WC and pedestal wash hand basin.

Further staircase off of the first floor landing leading to:-

BEDROOM 15' 4" x 11' 9" (4.67m x 3.58m) Having double glazed velux window to front, double glazed window to rear, carpeted flooring, radiator, eaves storage and loft access.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three, Vodafone- Good outdoor, variable in home
O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 27Mbps. Highest available upload speed 6Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

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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