





## Property Description

**POPULAR CUL-DE-SAC LOCATION** - This well presented three bedroom link detached family home occupies this popular cul de sac location close to local amenities including the shops and amenities within both Minworth and Walmley, with public transport on hand and transport links providing easy access to both Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises enclosed porch, reception hallway, spacious lounge, fitted kitchen diner, landing, three bedrooms and bathroom. Outside to the front the property occupies a good sized corner plot and is set back behind a paved driveway providing access to the garage and to the rear there is a well maintained enclosed rear garden. Early internal viewing of this property is recommended which is available with no upward chain and in more detail the accommodation comprises:

Outside to the front the property occupies a corner position at the head of this pleasant cul de sac and is set back behind a good sized lawned fore garden, with a variety of shrubs and trees with fencing to perimeter, driveway providing ample off road parking with access to the garage and pathway with gated access to the rear.

CANOPY PORCH With outside light.

RECEPTION HALLWAY Approached via a leaded double glazed reception door with radiator, stairs off to first floor accommodation and door through to lounge.

LOUNGE 14' 10" x 11' 00" (4.52m x 3.35m) Focal point to room is a feature brick fire place, with surround and hearth with inset electric fire, radiator, useful built in under stairs storage cupboard and leaded double glazed bay window to front.

KITCHEN/DINER 14' 03" x 8' 05" (4.34m x 2.57m) Kitchen Area: Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, built in electric cooker, space for fridge, space and plumbing for washing machine, wall mounted central heating boiler, leaded double glazed window to rear, laminate flooring continuing through to the dining area.

Dining Area: Having radiator, space for dining table and chairs and leaded double glazed window to door with matching side screen giving access out to rear garden.

LANDING Approached via a stair case from reception hallway, passing leaded double glazed window to side with access to loft, airing cupboard housing hot water cylinder and shelving, doors off to bedrooms and bathroom.

BEDROOM ONE 14' 00" x 8' 00" (4.27m x 2.44m) Having leaded double glazed window to front, radiator, coving to ceiling.

BEDROOM TWO 9' 07" x 5' 01" (2.92m x 1.8m) Having built in double wardrobes with mirrored sliding doors, shelving and hanging rail, radiator and Having leaded double glazed window over looking rear garden.

BEDROOM THREE 8' 01" x 7' 07" (2.46m x 2.31m) Having leaded double glazed window to front, radiator.

FAMILY BATHROOM Having a suite comprising panelled bath with electric shower over, pedestal wash hand basin with low flush WC, part complementary tiling to walls, radiator and opaque leaded double glazed window to rear elevation.

GARAGE 17' 11" x 8' 02" (5.46m x 2.49m) With up and over door to front, light and power and pedestrian access door to 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 pleasant good sized well maintained South facing garden with full width paved patio, pathway which extends around to the side of the property with gated access to the front, pedestrian access door to garage, neat lawned garden with a variety of shrubs and trees, fencing to perimeter, external lighting.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice and data likely availability for EE & Vodafone limited availability for Three & O2  
Broadband coverage -  
Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 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?**  
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