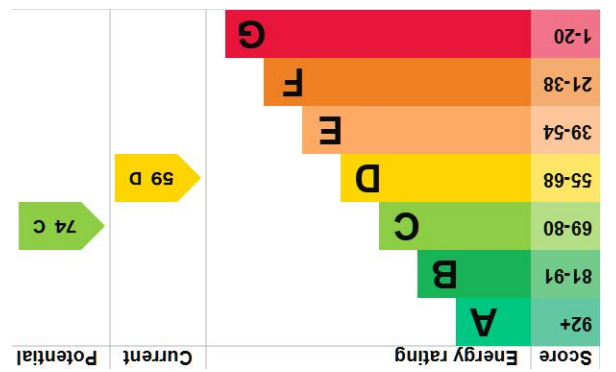


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.  
 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



- THREE BEDROOMS
- TRADITIONAL SEMI IN SOUGHT AFTER LOCATION
- BATHROOM AND SEPARATE TOILET
- DRIVEWAY AND GARAGE
- UTILITY AND TOILET



Welwyndale Road, Sutton Coldfield, B72 1AL, B72 1AL

Offers Over £370,000



## Property Description

Welcome to this charming traditional three-bedroom semi-detached house located on Welwyndale Road in Sutton Coldfield, B72 1AL. Perfectly positioned on a peaceful road, this well-presented family home offers both comfort and practicality, making it an ideal place to call your new home. As you approach the property, you'll notice the driveway for off-road parking and access to the garage - offering convenient storage or additional parking options. The inviting entrance way sets the tone for what awaits inside: a warm and welcoming interior filled with natural light. Stepping inside, you are greeted by two spacious reception rooms, a generously proportioned kitchen-fitted with quality units and appliances, providing plenty of space for meal preparation and family gatherings. Adjacent to the kitchen is a practical utility room, offering additional storage and a WC. The house boasts three comfortable bedrooms, ideal for families, guests, or even a home office setup. The bathroom features a clean and modern finish with a separate WC, adding to the home's practicality. Venture outside to discover a lovely garden-an ideal outdoor space for children to play, gardening enthusiasts, or simply relaxing on a summer evening. This property combines traditional charm with modern updates, ensuring comfort and convenience for its new owners. Its prime location on Welwyndale Road places you within reach of local amenities, schools, parks, and excellent transport links, making daily commuting straightforward and enjoyable. Whether you're seeking a family home or a welcoming space to settle down, this lovely semi-detached house offers everything you need. Don't miss the opportunity to make this wonderful property your new home-arrange a viewing today and experience all that this fantastic house has to offer.

**OUTSIDE TO THE FRONT** Paved driveway, off road parking, access to the garage and front door into:-

**PORCH** Tiled floor, light, double glazed door into:-

**HALLWAY** Carpeted, radiator, stairs to first floor, doors to dining room, lounge, kitchen and downstairs storage.

**DINING ROOM** 10' 9" x 10' 7" (3.28m x 3.23m) Carpeted, double-glazed bay window and radiator.

**LOUNGE** 13' 10" x 10' 8" (4.22m x 3.25m) electric fire, bay with double-glazed doors onto patio/garden.

**KITCHEN** 10' 8" x 9' 2" (3.25m x 2.79m) radiator, fitted units, tiled floor, four-ring gas hob, extractor fan, built-in microwave, built-in double oven and door to side entrance/utility.

**UTILITY** 18' 10" x 4' 4" (5.74m x 1.32m) storage, area for washing machine, dryer, door to WC (toilet and basin) and rear door to garage.

Door to stairs storage/cloakroom, which houses the boiler.

Carpeted stairs, one double-glazed window halfway up the stairs a radiator and loft hatch.

**SEPARATE TOILET** 4' 8" x 2' 8" (1.42m x 0.81m) toilet, with double-glazed window, radiator and lino floor.

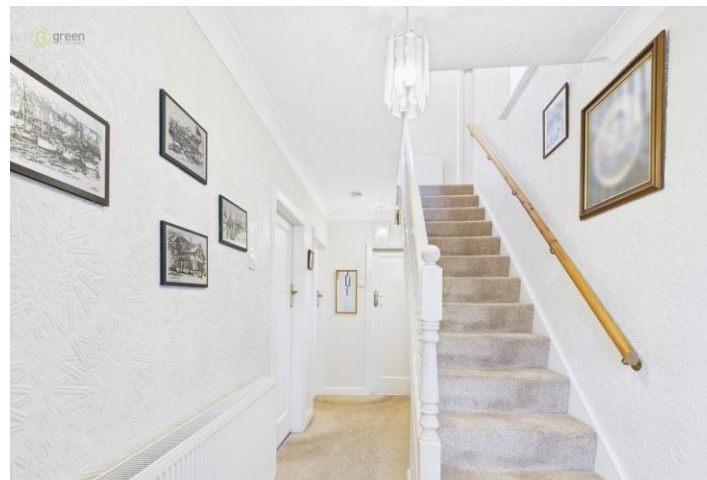
**BEDROOM THREE** 7' 5" x 9' 2" (2.26m x 2.79m) Radiator and double-glazed window.

**BEDROOM TWO** 14' 3" x 10' 0" (4.34m x 3.05m) Fitted wardrobes, radiator, double-glazed bay window and carpeted

**BEDROOM ONE** 13' 7" x 8' 9" (4.14m x 2.67m) Fitted wardrobes, bay window, double-glazed bay window and carpeted.

**BATHROOM** 5' 1" x 5' 11" (1.55m x 1.8m) Fitted sink within unit, shower tray with electric shower, double-glazed and heated towel rail

Doors to the patio from the side entrance/utility and the lounge. Steps down to the lawn and door to the conservatory/greenhouse.



Council Tax Band D - Birmingham

Utility Supply  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - Gas central heating  
Sewerage - Mains

**Flood Risk**  
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:  
EE, Three and Vodafone - Good outdoor, variable in-home  
O2 - Good outdoor

Broadband coverage:- Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.  
Broadband Type = Superfast Highest available download speed 32 Mbps. Highest available upload speed 6 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000 Mbps.

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.

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**WANT TO SELL YOUR OWN PROPERTY?**  
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