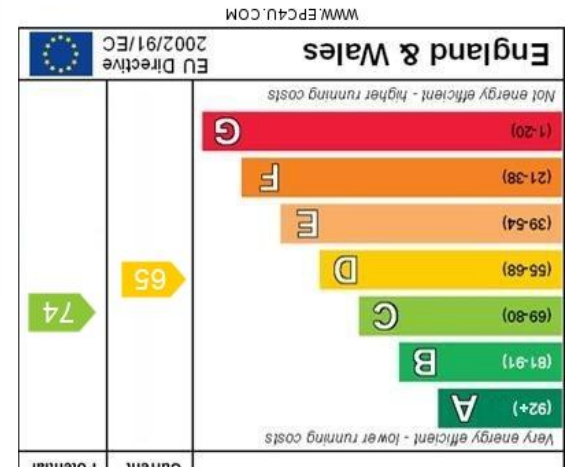


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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.



Walmley | 0121 313 1991



- A WELL PRESENTED THREE BEDROOM DETACHED
- LOUNGE
- OPEN PLAN KITCHEN/DINER/CONSERVATORY
- THREE BEDROOMS
- FAMILY SHOWER ROOM
- GARAGE AND DRIVEWAY



46 Preston Avenue, Walmley, Sutton Coldfield, B76 1NZ

£360,000



Property Description

NO UPWARD CHAIN - This well presented three bedroom detached house occupies this sought after residential location on the ever popular New Hall estate. Being conveniently situated for amenities including excellent local schools in the vicinity with public transport on hand and New Hall nature reserve close by.

The accommodation briefly comprises:- Enclosed porch, guest wc, lounge, open plan kitchen/diner/conservatory, landing, three bedrooms and a well appointed family shower room. Outside to the front the property is set back behind a multi vehicle driveway providing access to the garage. To the rear is a well maintained private enclosed rear garden. Internal viewing of this superb property is highly recommended which is available with **NO UPWARD CHAIN**.

Outside to the front the property occupies a pleasant position on the road and is set back behind a neat shaped lawn with a variety of shrubs and trees, block paved driveway providing ample off road parking with access to the garage and gated access to rear.

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CANOPY PORCH With outside light.

RECEPTION HALLWAY Being approached by a leaded double glazed reception doorway with staircase off to first floor accommodation, radiator and doors leading off to lounge and guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising pedestal wash hand basin with chrome mixer tap and tiled splash back surrounds, low flush WC, tiled floor, radiator, opaque double glazed window to front elevation.

LOUNGE 14' 04" x 12' 04" (4.37m x 3.76m) Focal point to room is a feature brick fire place with surround and hearth, beamed ceiling, radiator, double glazed bay window to front and door leading through to front.

OPEN PLAN KITCHEN/DINER 15' 10" x 10' 03" (4.83m x 3.12m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset stainless sink unit with mixer tap and tiled splash back surrounds, space for cooker, space for further appliance, useful under stairs storage cupboard, double glazed window to rear, stable style door leading through to utility, tiled floor, opening through to dining area.

Dining Area: having a radiator, space for dining table and chairs, opening through to conservatory.

CONSERVATORY 9' 04" x 8' 10" (2.84m x 2.69m) Being of part brick construction, double glazed windows to side and rear elevation, space for dining table and chairs.

UTILITY ROOM 7' 09" x 7' 707" (2.36m x 2.09m) Having space and plumbing for washing machine and further appliance and worktop surfaces over, wall mounted cupboards, radiator, tiled floor, double glazed window to rear, double glazed door giving access to rear garden and pedestrian access door leading through to garage.

FIRST FLOOR LANDING Being approached by a staircase from reception hallway, passing opaque double glazed window to side, access to loft, useful built in linen storage cupboard and doors off to bedrooms and shower room.

BEDROOM ONE 14' 09" x 8' 04" (4.5m x 2.54m) Having double glazed window to front, radiator.

BEDROOM TWO 10' 00" x 9' 02" (3.05m x 2.79m) Having double glazed window to rear, radiator.

BEDROOM THREE 9' 06" x 7' 03" (2.9m x 2.21m) Having double glazed window to front, radiator.

FAMILY SHOWER ROOM 6' 06" x 5' 06" (1.98m x 1.68m) Having being reappointed with a white suite, comprising pedestal wash hand basin with chrome mixer tap, low flush WC, fully tiled enclosed double shower cubicle with mains fed shower over, complementary tiling to walls and floor, radiator and opaque double glazed window to rear elevation.

GARAGE 18' 06" x 8' 03" (5.64m x 2.51m) Automatic up and over door to front, light and power, pedestrian access door through to utility. (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 well maintained, enclosed garden with full width paved patio and pathway with gated access to front, neat lawn with raised borders having a variety of shrubs and trees, fencing to perimeter, outside cold water tap and security tap.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE & O2 Variable in-home, good outdoor

Three & Vodafone Good in-home and outdoor

Broadband coverage -

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 39 Mbps. Highest available upload speed 8 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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