

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.

Walmley | 0121 313 1991



- Semi Detached Home
- Three Bedrooms
- Overlooking Protected Land
- Two Reception Rooms
- Integral Garage
- Kitchen, Lobby & WC

Wylde Green Road, Walmley, Sutton Coldfield, B76 1RE | Offers Over £310,000



Property Description

Priced keenly to sell in a superb location close to local schools and amenities, overlooking protected land. In brief this three bedroom semi detached property comprises of entrance porch, hall, lounge, dining room, kitchen, lobby with WC, storage and access to garage, upstairs there are three bedrooms (smallest being 9'7" x 9'4", landing and family bathroom. Outside of the property there is ample off road parking leading to integral garage and garden to front and garden to the rear overlooking protected land. In more detail the accommodation comprises:

ENTRANCE PORCH Having double glazed door to front, ceiling light point and door to hall.

HALL Having double glazed door to front, stairs to first floor landing, storage cupboard, ceiling light point and doors to:

LOUNGE 14' 1" x 10' 10" (4.29m x 3.3m) Having double glazed window to rear, gas fire place with brick surround, double radiator, ceiling light point and coving.

DINING ROOM 14' 1" into bay x 10' 10" (4.29m x 3.3m) Having double glazed bay window to front, gas fire, ceiling light point, two wall lights and coving.

KITCHEN 8' 10" x 7' 7" (2.69m x 2.31m) Fitted with matching range of wall and floor base storage units, double glazed window to rear, stainless steel sink, roll top work surfaces, tiled splash backs, tiled floor, gas cooker point, plumbing for washing machine and ceiling light point.

LOBBY 9' 7" x 6' (2.92m x 1.83m) Having double glazed door to side with double glazed windows either side, doors to tool store, WC and garage.

WC Having low level WC, double glazed window to rear, tiled floor and ceiling light point.

LANDING Having double glazed window to side, loft access, ceiling light point and doors to:

BEDROOM ONE 14' 5" x 10' 9" (4.39m x 3.28m) Having double glazed window to front, fitted wardrobes and cupboard, single radiator, ceiling light point and coving.

BEDROOM TWO 14' 8" x 10' 9" (4.47m x 3.28m) Having double glazed window to rear with superb views, fitted wardrobe, single radiator and ceiling light point.

BEDROOM THREE 9' 7" x 9' 4" (2.92m x 2.84m) Having double glazed window to front, large storage in eaves with double glazed window to rear, single radiator and ceiling light point.

BATHROOM Having double glazed window to rear, corner bath and separate shower cubicle, pedestal wash hand basin, low level WC, full tiling to walls, tiled floor, heated chrome towel rail and ceiling light point.

OUTSIDE

REAR GARDEN Having paved patio leading to lawn and fence surrounding.

FRONT Having lawn and ample tarmac off road parking leading to garage.

INTEGRAL GARAGE 14' 9" x 7' 10" (4.5m x 2.39m) With double opening doors, power, light and central heating boiler. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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.