



Walmley Road, Walmley,
Sutton Coldfield, B76 2PP

£375,000

Walmley

£375,000



A traditional semi-detached family home offering great potential and no upward chain, situated in a highly sought after location in Walmley.

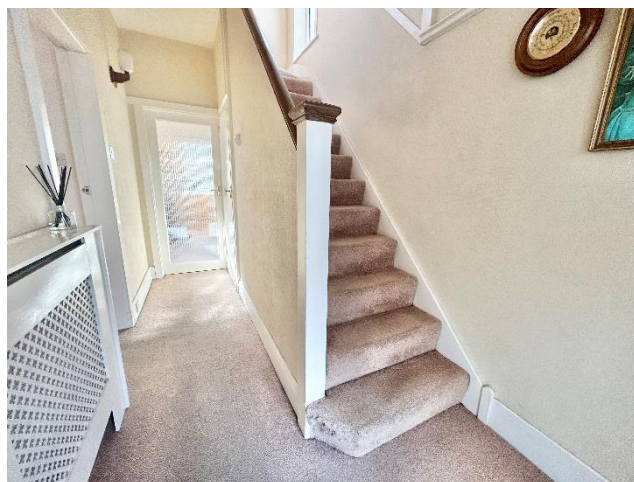
Internal inspection to the ground floor reveals a porch, welcoming reception hall with under stairs storage, living room with bay window, dining room with door leading out to the rear garden and a fitted kitchen.

Stairs lead from the reception hall to the first floor landing where there are three good sized bedrooms and a family bathroom with separate W.C.

Outside to the rear of the property there is a south west facing garden with lawn and patio areas and to the fore there is a garage and spacious block paved driveway providing ample off road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Internal viewing is highly recommended to appreciate all this family home has to offer.





Property Specification

NO UPWARD CHAIN
SOUTH WEST FACING GARDEN
WALKING DISTANCE TO WALMLEY VILLAGE AMENITIES
GARAGE
OFF ROAD PARKING

Living Room 3.66m (12') max x 3.63m (11'11")

Dining Room 5.16m (16'11") x 2.85m (9'4")

Kitchen 4.01m (13'2") x 2.46m (8'1")

Bedroom 1 4.32m (14'2") max x 3.07m (10'1")

Bedroom 2 3.53m (11'7") x 3.12m (10'3")

Bedroom 3 4.95m (16'3") x 3.43m (11'3") max

Bathroom 2.08m (6'10") max x 1.68m (5'6")

WC 1.29m (4'3") x 0.81m (2'8")

Garage 7.59m (24'11") x 3.35m (11'0")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 25th March 2023

Viewer's Note:

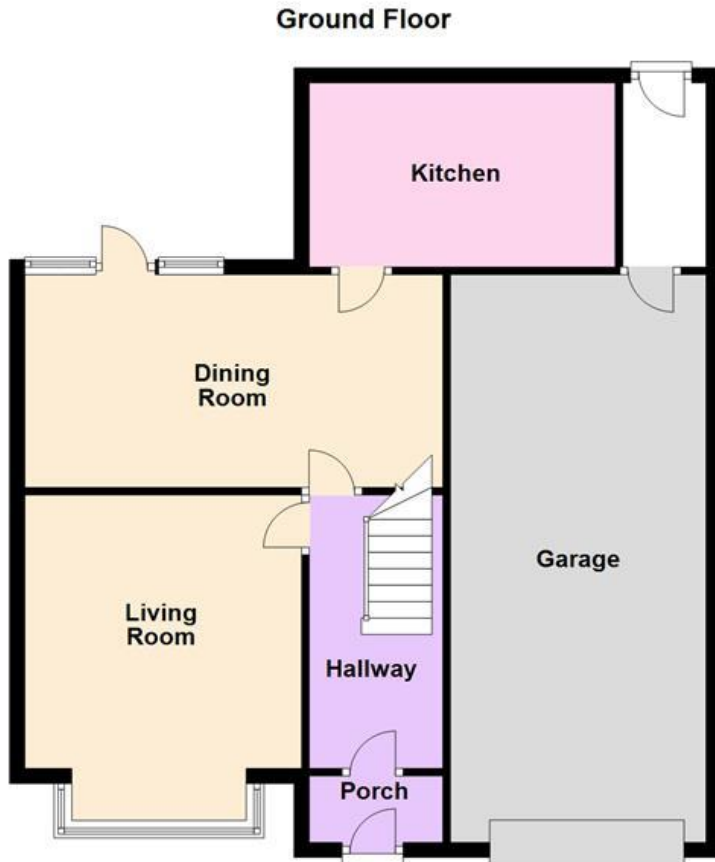
Services connected: Mains electricity, gas, water & drainage

Council tax band: D

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Map Location

