

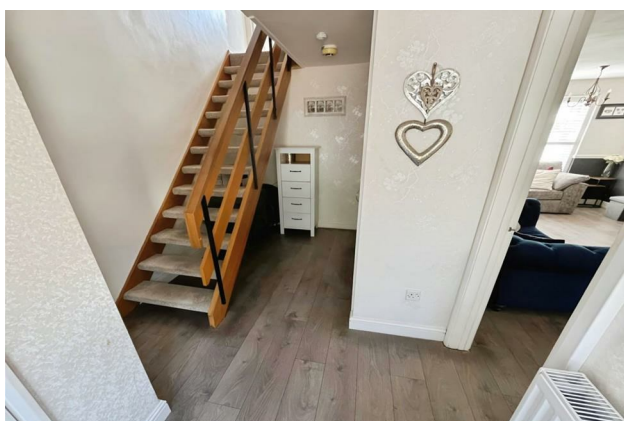
# HUNTERS®

HERE TO GET *you* THERE

422 Walmley Road, Sutton Coldfield, B76 1PE

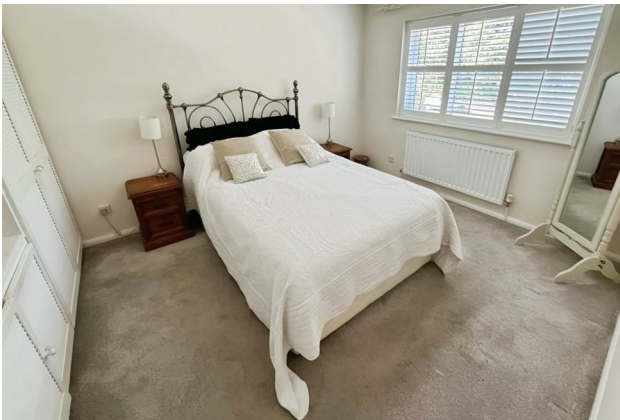
£335,000

Property Images





## Property Images

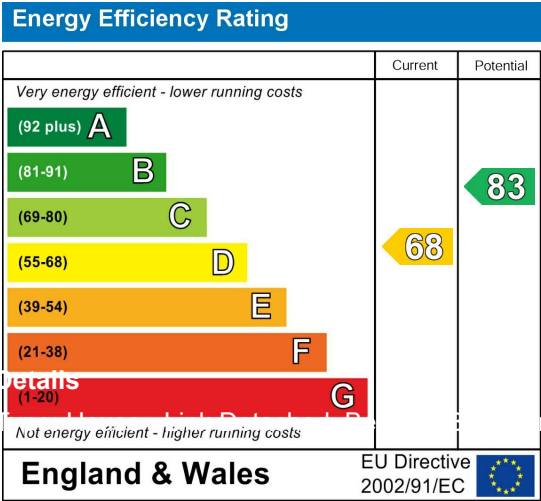


Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC



Map





## Summary

Offered with no chain and very conveniently situated behind a service road, this link-detached is well located for Walmley, Sutton Coldfield amenities, great local schools and public transport services. Uniquely, the property has a communal central heating boiler with several other homes on the estate, providing gas central heating, hot water, boiler service etc for a current monthly service charge of £105.51 paid to Sanctuary Housing.

This very well maintained and deceptive accommodation, which is double glazed, briefly comprises; Spacious reception hall with two useful storage cupboards, guests cloaks having a white suite, through living room, fitted kitchen with oven, hob and dishwasher, 3 excellent bedrooms, refitted shower room/WC. Outside, garage, front lawn and driveway for 2 cars, rear garden with lawn and rear patio.

Early viewing is essential to fully appreciate the accommodation on offer.

## Features

- Immaculate link detached • Three excellent bedrooms • Refitted kitchen • Refitted shower room • Guests cloaks • No upward chain • Great location behind service road • Council Tax Band D