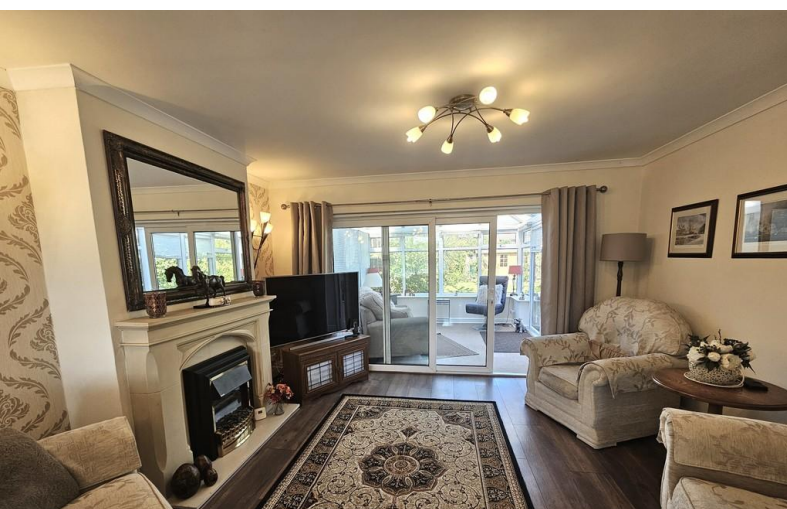


FOR SALE



Rosslyn Road, Walmley

3 Bedrooms, 1 Bathroom, Semi Detached Property

£367,500





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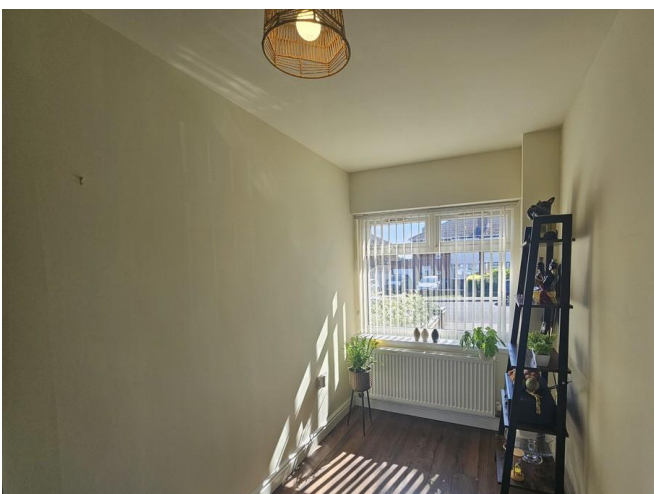
- SEMI DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- LOUNGE/DINER
- BREAKFAST KITCHEN
- CONSERVATORY

Martin & Co are pleased to offer this superbly presented semi detached property ideally located for schools, shops, amenities and transport links. The property is approached via a block paved driveway leading to the enclosed porch entrance with a good sized hallway with storage cupboard and a door leading to the lovely fitted breakfast kitchen with a snug area, range of wall and base units, double glazed sliding patio doors to the rear garden. Continuing through the ground floor is a welcoming through lounge / dining room ideal to relax in. Double glazed sliding doors lead to the conservatory providing extra living space.

On the first floor there is a landing providing access to three double bedrooms with the main bedroom having fitted wardrobes. They are accompanied by a part tiled family bathroom with three piece suite.

To the rear of the property is a lovely garden full of colour and well kept lawn, ample slabbed patio ideal for garden furniture.

An internal viewing is highly recommended.





PORCH

HALLWAY

LOUNGE/DINER 25' 2" into bay x 13' 5"
(7.67m into bay x 4.09m)

BREAKFAST KITCHEN 21' 8" x 14' 0" max x
5'10" min (6.6m x 4.27m max x 1.78m min)

CONSERVATORY 11' 1" x 10' 3" (3.38m x
3.12m)

LANDING

BEDROOM ONE 13' 6" into wardrobe x 11' 0"
(4.11m into wardrobe x 3.35m)

BEDROOM TWO 14' 1" x 10' 10" (4.29m x
3.3m)

BEDROOM THREE 13' 4" x 10' 0" into bay
(4.06m x 3.05m into bay)

BATHROOM 10' 7" x 5' 1" (3.23m x 1.55m)

BLOCK PAVED DRIVEWAY

REAR GARDEN



**INFORMATION COUNCIL
TAX BAND - C**

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





Martin & Co Sutton Coldfield

24 Birmingham Road • Sutton Coldfield • B72 1QG
T: 0121 321 6090 • E: suttoncoldfield@martinco.com

0121 321 6090

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.