

Walmley Office

| 0121 351 4000

| walmley@paulcarrestateagents.co.uk

**PAUL
CARR**
Estate Agents
Sales & Lettings



34 Shrubbery Close, Walmley B76 1WE

£310,000

Walmley

£310,000



A modern four bedroom detached residence

Set in a highly popular location off
Penns Lane

Commanding OPEN VIEWS TO THE REAR this detached family residence offers well proportioned and UPGRADED accommodation which has to be viewed to be appreciated.

Enhanced by gas central heating and double glazing particular attention should be drawn to the good sized living room complemented by a comprehensively fitted kitchen with communicating dining area. There are three bedrooms on the first floor with a refurbished en-suite to the master bedroom and a refurbished family bathroom.

A particularly appealing feature of the property is its delightful residential location with a private rear garden and having open views to the rear. Approached via Penns Lane the property is well placed for Walmley Village and Wyld Green along with their diverse range of amenities. Sutton Coldfield town centre and Birmingham city centre are readily accessible. As advised an internal viewing is highly recommended to fully appreciate this delightful family home.





Property Specification

Benefitting from gas central heating and double glazing throughout the well proportioned family accommodation briefly affords:

Entrance hall

Guests wc

Lounge 4.27m x 3.99m max

Kitchen/dining area 5.02m x 3.50m

Bedroom one 3.30m x 2.86m

En-suite shower room

Bedroom two 3.97m x 2.48m

Bedroom three 2.83 x 2.42m

Bathroom

Garage 5.96m x 2.66m

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.

Ref: W001912.1.25.09.15

Viewer's Note:

Services connected:

Mains electricity, gas, water and drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Location Map

