

NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



**LEGAL READY**

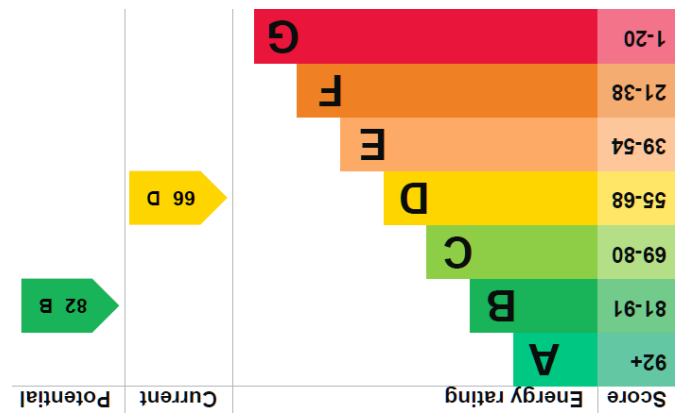
“How does this help me?”

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyor.



Walmley | 0121 313 1991



- WELL PRESENTED DETACHED FAMILY HOME
- OCCUPYING A SOUGHT AFTER CUL DE SAC LOCATION
- ATTRACTIVE LOUNGE & SEPARATE DINING ROOM
- FITTED KITCHEN WITH UTILITY ROOM & CLOAKROOM OFF
- THREE GOOD SIZED BEDROOMS



Cattock Hurst Drive, Walmley, Sutton Coldfield, B72 1XG | Offers In Excess Of  
 £425,000



## Property Description

**SOUGHT AFTER SECLUDED CUL DE SAC LOCATION** - This well presented three bedroom detached family home occupies this sought after secluded cul de sac location within Wyld Green and is conveniently situated for the shops and facilities within both Walmley and Wyld Green, with public transport on hand including Chester Road Train Station being a short distance away and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The well presented accommodation briefly comprises enclosed porch, welcoming reception hallway, attractive lounge, separate dining room, fitted kitchen, utility room, guest cloakroom, landing, three good sized bedrooms, master en-suite and well appointed family bathroom. Outside the property is set well back from the road behind a large fore garden and multi vehicle block paved driveway providing ample off road parking with access to the garage and to the rear there is a pleasant well maintained good sized secluded rear garden. Early internal viewing of this property is recommended and in more detail the accommodation comprises:

**OUTSIDE** To the front the property occupies a pleasant corner position set back behind a multi vehicle block paved driveway with lawned fore garden, pathway with gated access to rear and external lighting.

**ENCLOSED PORCH** Being approached via leaded effect double doors with matching side screens.

**WELCOMING RECEPTION HALLWAY** Being approached via opaque glazed reception door with side screen, spindle staircase off to first floor accommodation, useful under stairs storage cupboard, radiator and doors off to lounge and kitchen.

**FAMILY LOUNGE** 17' 5" into bay x 11' 3" (5.31m x 3.43m) Having walk-in leaded double glazed bay window to front, the focal point of the room is a feature fire place with surround and hearth fitted with living flame gas fire, laminate flooring, two radiators and door through to dining room.

**DINING ROOM** 9' 7" x 8' 6" (2.92m x 2.59m) Having space for dining table and chairs, laminate flooring, radiator and double glazed window to rear elevation.

**BREAKFAST KITCHEN** 12' 1" max and 9' 8" min x 8' 10" (3.68m and 2.94m x 2.69m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset sink unit with side drainer, fitted gas hob with extractor hood above, built-in electric cooker beneath, fitted breakfast bar, double glazed window to rear, useful under stairs storage and door through to utility.

**UTILITY ROOM** 7' 7" x 10' 1" max and 6' 3" min (2.31m x 3.07m and 1.90m) Having wall mounted gas central heating boiler, space and plumbing for washing machine, radiator, double glazed window to rear, double glazed door giving access to rear garden, pedestrian access door through to garage and further door to guest cloakroom.

**GUEST CLOAKROOM** Having a white suite comprising vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, radiator and opaque double glazed window to side elevation.

**LANDING** Approached via staircase passing double glazed window to side, airing cupboard housing hot water cylinder and doors off to bedrooms and bathroom.

**MASTER BEDROOM** 12' 7" max and 8' 11" min x 12' 5" max (3.84m and 2.71m x 3.78m) Having a range of built-in double wardrobes with mirror sliding doors, radiator, leaded double glazed window to front and door through to en-suite shower room.

**EN-SUITE SHOWER ROOM** Being reappointed with a white suite comprising vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, full complementary tiling to walls, chrome ladder heated towel rail, wall mounted electric shaver point, fully tiled enclosed shower cubicle with electric shower over, down lighting and leaded double glazed window to front elevation.

**BEDROOM TWO** 10' 6" x 9' 1" (3.2m x 2.77m) Having laminate flooring, radiator and double glazed window to rear elevation.

**BEDROOM THREE** 9' 1" x 7' 2" (2.77m x 2.18m) With double glazed window to rear and radiator.

**BATHROOM** Being reappointed with a white suite comprising panelled bath with electric shower over and fitted shower screen, pedestal wash hand basin, low flush WC, full complementary tiling to walls, radiator, wall mounted electric shaver point and opaque double glazed window to side elevation.

**OUTSIDE** To the rear there is a good sized South Easterly facing landscaped rear garden with full width paved patio, pathway with gated access to front, two timber frame garden sheds, steps lead down to neat lawned garden with a variety of shrubs and trees to perimeter, fencing to border and external lighting.

**GARAGE** 17' 5" x 8' 4" (5.31m x 2.54m) With up and over door to front, light, power and pedestrian access door through to utility room. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - Birmingham City Council

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.

