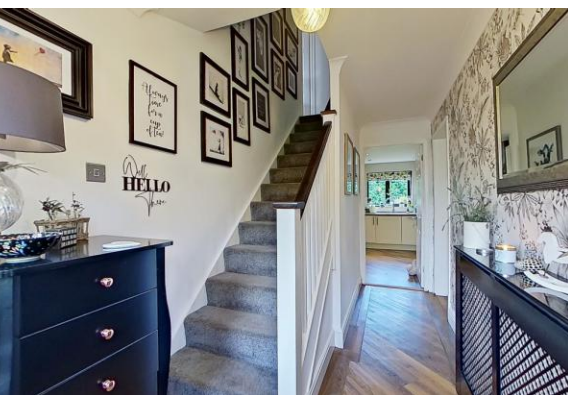


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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Walmley | 0121 313 1991



- A WELL APPOINTED EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- ATTRACTIVE LOUNGE
- SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- FOUR GOOD SIZED BEDROOMS
- TWO WITH ENSUITE
- WELL APPOINTED FAMILY BATHROOM

8 Cattock Hurst Drive, Wylde Green, Sutton Coldfield, B72 1XG

£475,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

THIS HIGHLY SOUGHT AFTER CUL DE SAC LOCATION. This well presented extended four bedroomed detached family home occupies this sought cul de sac location within in Wyld Green, close to amenities including local schools and shops and public transport on hand, transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The extended accommodation which has undergone many cosmetic improvements to the accommodation through out, briefly comprises welcoming reception hallway, attractive family lounge, superbly extended open plan kitchen/diner/family room, utility room, guest doakroom, landing, four good sized bedrooms, two with en suite and well appointed family bathroom, Outside to the front the property is set back from the road behind a neat lawned fore garden and driveway providing access to garage and to the rear there is a well maintained secluded rear garden. Early internal viewing of this property is highly recommended.

Outside to the front the property occupies a pleasant position in this sought after cul de sac, set back behind a double width driveway providing off road parking and giving access to garage, neat lawned garden with a variety of shrubs and trees and gated access to rear.

RECEPTION HALLWAY Approached by an opaque double glazed reception door with matching side screens, with Karndeian flooring, spindle staircase off to first floor accommodation, radiator and door through to lounge and open plan kitchen/diner/family room.

FAMILY LOUNGE 17' 10" into bay x 11' 03" (5.44m x 3.43m) Focal point to lounge is a feature fireplace with surround and hearth, inset fire, coving to ceiling, Karndeian flooring, radiator, walk in double glazed bay window to front.

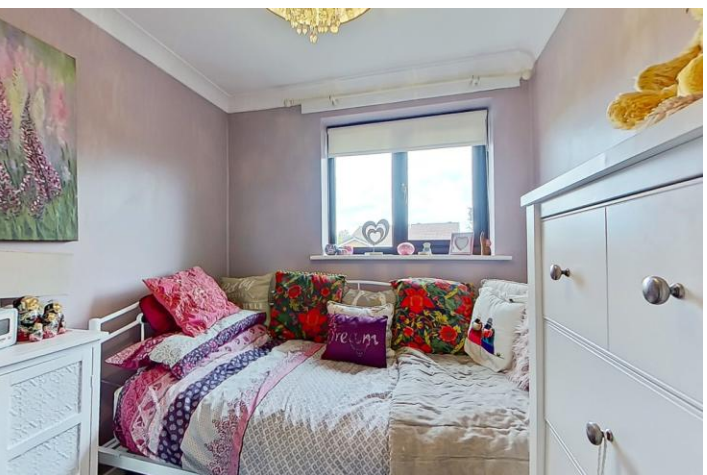
OPEN PLAN KITCHEN/DINER/FAMILY ROOM 17' 10" max x 12' 01" max 9' 082 min (5.44m x 3.68m) Kitchen having a matching range of high gloss base and wall units with work top surfaces over incorporating inset one and a half bowl sink unit with mixer tap and tiled splash back surrounds, fitted gas hob with extractor hood above, built in double oven beneath, integrated dish washer, integrated fridge, down lighting, radiator, useful under stairs storage cupboard and Karndeian flooring leading through to dining area and radiator, space for dining table and chairs and opening through to family area.
Family Area: 10; 05" x 9' 02" Having feature vaulted ceiling, with two double glazed Velux sky lights, Karndeian flooring, radiator, double glazed window to rear and double glazed French doors giving access to rear garden

UTILITY ROOM 9' 01" max 6' 04" min x 7' 07" (2.77m x 2.31m) Having wall units, space and plumbing for washing machine, with work top surfaces over and further appliances, radiator, Karndeian flooring, space for fridge freezer, double glazed window to rear and double glazed door giving access to rear garden, radiator, pedestrian access door to garage and door to guest cloakroom.

GUEST CLOAKROOM Having being reappointed with a white suite comprising vanity wash hand basin with mixer tap and tiled splash back surround, low flush WC, Karndeian flooring, radiator, coving to ceiling and opaque double glazed window to side elevation.

LANDING Approached by a staircase leading from reception hallway, coving to ceiling, access to loft, cupboard housing gas central heating boiler and doors off to all rooms.

MASTER BEDROOM 12' 09" max 9' 02 min x 12' 02" (3.89m x 3.71m) Having a range of built in wardrobes, coving to ceiling, radiator, double glazed window to front and door through to ensuite shower room.



ENSUITE SHOWER ROOM Having a white suite comprising low flush WC, pedestal wash hand basin, with chrome water fall mixer tap, full complementary tiling to walls and floors, fully tiled enclosed shower cubicle, having mains fed multi shower over with shower attachment, chrome ladder heated towel rail and opaque double glazed window to front elevation.

BEDROOM TWO 15' 11" max 13' 02" min x 8' 00" (4.85m x 2.44m) Having double glazed window to front, radiator and opening through to dressing area.
Dressing Area: 8' 00" max 5' 05" min x 5' 06" Having hanging rails and shelving and door through to ensuite bathroom.

ENSUITE BATHROOM Being reappointed with a white suite comprising a double ended free standing bath, with chrome water filler and shower attachment, pedestal wash hand basin with mixer tap, low flush WC, part wood panelling to walls, ladder heated towel rail, down lighting, extractor, tiled floor and opaque double glazed window to rear elevation.

BEDROOM THREE 10' 08" x 8' 09" (3.25m x 2.67m) With double glazed window to rear, radiator.

BEDROOM FOUR 9' 00" x 7' 01" (2.74m x 2.16m) With double glazed window to rear, radiator.



WELL APPOINTED FAMILY BATHROOM Having a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush WC, complementary tiling to walls and floors, down lighting, chrome ladder heated towel rail and opaque double glazed window to rear elevation.

GARAGE 17' 03" x 8' 00" (5.26m x 2.44m) With up and over door to front, light and power and pedestrian access door through to utility. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE A good sized rear garden with raised paved patio with retaining fence, pathway with gated access to front, timber framed garden shed, neat lawned garden with a variety of trees and shrubs, fencing to perimeter and further paved sun terrace.

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.

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