

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

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Ground Floor



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		82 B	70 C

Walmley | 0121 313 1991



- EXTENDED DETACHED BUNGALOW
- MODERN REFITTED KITCHEN / DINER
- EN-SUITE SHOWER ROOM
- GUEST CLOAKROOM
- CONSERVATORY
- THREE EXCELLENT SIZED BEDROOMS



Hawfield Grove, Wyde Green,
 Sutton Coldfield, B72 1YD

Offers over £635,000



Property Description

**** DRAFT DETAILS - AWAITING APPROVAL **** A unique opportunity to acquire this substantial superbly presented and exclusively located detached extensive bungalow set within impressive and well cared for landscaped gardens to the fore and rear with views overlooking Walmley Golf Course. Internal viewing is highly recommended to appreciate the superb fixtures and fittings and accommodation on offer. The property is within reach of local shopping facilities at both Wyld Green and Walmley with public transport on hand including Wyld Green and Chester Road train stations, good first and secondary schools within the vicinity and access to Birmingham City Centre and motorway connections. In more detail the accommodation comprises:

ENTRANCE PORCH With tiled flooring, double glazed window to side and composite front door leading through to:

WELCOMING RECEPTION HALLWAY Having Karndean flooring, radiator, ceiling spot lights, door to cloaks cupboard, door to boiler cupboard with combination gas central heating boiler and door to guest WC.

GUEST WC Having Karndean flooring, white suite comprising of low level WC, wash hand basin with tiling above, radiator and double glazed obscure window to front.

LIVING ROOM 17' 9" x 11' 10" (5.41m x 3.61m) Having marble fireplace with under lighting, gas fire, dual double panelled radiator, double glazed bay window to front and double glazed patio doors leading through to conservatory.

CONSERVATORY Having brick base with cills above and double glazed windows over, ceramic tiled flooring, views over an impressive rear garden and double glazed French doors leading out to garden patio.

KITCHEN DINER 28' x 9' 9" (8.53m x 2.97m) A superb fitted kitchen diner having full glass door to entrance giving light into the main reception hall, a comprehensive range of soft close wall and base units, Corian worksurfaces incorporating sink with hot water tap, splash backs above, glass splash back with space for Range oven and Neff extractor above, integrated Neff dishwasher, integrated Neff washing machine and integrated Neff microwave, space for American fridge / freezer double glazed single door to the rear and double glazed patio doors to the rear, double panelled radiator, ceiling spot lighting, double glazed window overlooking the rear garden and Karndean flooring throughout.

BEDROOM ONE 17' 10" max x 13' 4" min and 9' 3" min x 7' 7" max (5.44m x 4.06m and 2.83m x 2.34m) An impressive and extended master bedroom having a comprehensive range of fitted bedroom furniture, dual radiators, double glazed windows to front and side and door to en-suite shower room off.



EN-SUITE SHOWER ROOM 11' 7" x 6' 4" (3.53m x 1.93m) Having a contemporary white suite comprising of double walk-in shower unit with glass shower screen, wash hand basin with vanity unit surrounding and mixer tap over, cabinets above with inset lighting, low level WC, chrome heated towel radiator, ceramic tiling to floor, spot lights to the ceiling and two double glazed obscure glass windows to rear.

BEDROOM TWO 12' x 10' (3.66m x 3.05m) Having radiator and double glazed window to front.

BEDROOM THREE 10' x 7' 6" (3.05m x 2.29m) Having radiator and double glazed window to front.

MAIN BATHROOM Having a contemporary white suite comprising of bath with panel to side, full height tiling above the bath and shower over with glazed shower screen, Corian form wash hand basin with vanity units beneath, low level WC, spot lights to ceiling, heated towel rail and double glazed obscure window to rear.



OUTSIDE The property occupies an exclusive head of cul de sac position and is set back from the road behind a lawned garden and flower beds to the fore and side of the property, block paved driveway giving ample off road parking for a number of cars leading to gated side entrance and detached double garage.

DETACHED DOUBLE GARAGE 16' 5" x 16' 6" (5m x 5.03m) Having roller shutter electric doors, internal power and light supplies and doors leading through to the rear garden.

PRIVATE REAR GARDEN Having shaped patio area to the rear of the conservatory and to the rear of the doors leading from the kitchen, with lawn beyond, well stocked borders and a host of garden shrubs and plants, rockery having shrubs and plants, the rear garden also continues to a paved patio area with hard standing for garden shed. The boundaries are defined by pickett fencing and the main feature of the garden is its privacy and extensive views over Golf Club grounds giving a further unique feature to this outstanding property. Viewing is highly recommended.

Council Tax Band F - 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.

