

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



If you require the full EPC certificate direct to your email address please contact the sales branch marketing of 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



- A RECENTLY REFURBISHED 4/5 BEDROOM SEMI DETACHED
- ATTRACTIVE LOUNGE DINING ROOM
- SUPERB COMPREHENSIVELY REFITTED BREAKFAST KITCHEN
- UTILITY
- 2 EN-SUITES, GUEST WC & FAMILY BATHROOM



Reddicap Heath Road, Sutton Coldfield, B75 7ET

£415,000

Property Description

Must be viewed internally, this recently refurbished four/five bedroom semi detached house occupies this sought after residential location within walking distance of local amenities including excellent local schools and shops with public transport on hand and transport link providing easy access into both Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation which has undergone many cosmetic improvements to a high specification throughout briefly comprises enclosed porch, attractive through lounge/dining room, superb comprehensively fitted kitchen breakfast room with utility off, re-appointed guest cloakroom, ground floor bedroom five/multi functional reception room, first floor landing, four bedrooms, two with en suites, luxury re-appointed family bathroom. Outside to the front the property is set back behind a multi vehicle driveway and to the rear is a good sized established rear garden. Early internal viewing of this property is highly recommended which is available with no upward chain.

OUTSIDE To the front the property is set back from the road behind a multi vehicle driveway.

PORCH Approached via double glazed composite reception door.

THROUGH LOUNGE DINING ROOM 31' 3" max x 16' 1" max 8' 9" min (9.53m x 4.9m) Approached via reception door, with feature spindled staircase off to first floor accommodation, down lighting, two radiators, door through to inner hallway, double glazed French doors giving access to rear garden, opening through to superb open plan kitchen breakfast room.

OPEN PLAN KITCHEN BREAKFAST ROOM 13' 6" x 11' 3" (4.11m x 3.43m) Being comprehensively refitted with a contemporary high gloss range of wall and base units with work top surfaces over, incorporating inset sink unit with hose style mixer tap and complementary brick effect tiled splash back surrounds, fitted gas hob with extractor hood above, built-in cooker, integrated dishwasher, space for fridge/freezer, tiled floor, radiator, double glazed window to rear and door through to utility room.

UTILITY ROOM 6' 9" x 5' 3" (2.06m x 1.6m) Having a range of base units with work top surfaces over, incorporating inset sink unit with mixer tap and tiled splash back surrounds, space and plumbing for washing machine and further appliance, wall mounted gas central heating boiler, double glazed window to rear elevation.

INNER HALLWAY Having useful walk-in storage room and doors off to guest cloakroom and second reception room/multi functional home office or ground floor bedroom.

MULTI FUNCTIONAL GROUND FLOOR HOME OFFICE OR BEDROOM 14' 1" x 6' 9" (4.29m x 2.06m) With double glazed window to front, radiator.

GUEST CLOAKROOM Having been reappointed with a white suite comprising vanity wash hand basin with chrome mixer tap and cupboards below, closed coupled with low flush w.c., tiled splash back surrounds, chrome ladder heated towel rail.

FIRST FLOOR LANDING Approached via spindled staircase from ground floor, having access to loft via pull down ladder and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 2" into bay x 13' 3" max 10' 4" min (4.01m x 4.04m) With walk-in double glazed bay window to front, radiator, door through to:-

EN SUITE SHOWER ROOM Having been reappointed with a white suite comprising fully tiled enclosed shower cubicle with electric shower over, vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush w.c., chrome ladder heated towel rail, full complementary tiling to walls, extractor and opaque double glazed window to front elevation.

EXTENDED BEDROOM TWO 17' 7" max 10' 2" min x 11' 5" (5.36m x 3.48m) Having double glazed window overlooking the rear garden, radiator, door through to:-

EN SUITE SHOWER ROOM Being reappointed with a white suite comprising vanity wash hand basin with chrome mixer tap with cupboards beneath, closed coupled with low flush w.c., fully tiled enclosed shower cubicle with mains fed shower over and shower attachment, fully complementary tiling to walls, extractor, chrome ladder heated towel rail.

BEDROOM THREE 9' 11" x 8' 8" (3.02m x 2.64m) With double glazed window to rear, radiator.

BEDROOM FOUR 13' 2" max 9' 11" min x 6' 11" (4.01m x 2.11m) With double glazed window to front, radiator.

FAMILY BATHROOM Being reappointed with a white suite comprising panelled bath with mixer tap and mains fed shower over, vanity wash hand basin with chrome mixer tap with cupboards beneath, closed couple with low level w.c., chrome ladder heated towel rail, full complementary tiling to walls, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear is a good sized mature rear garden with paved patio and retaining wall with pathway leading to lawned garden area with shrubs and trees, fencing to perimeter.

Council Tax Band C - 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.

