

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

Total area: approx. 112.5 sq. metres (1211.0 sq. feet)



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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (56-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current Rating	69
Target Rating	87

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Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed Date



- A SUPERBLY PRESENTED EXTENDED THREE BEDROOMED DETACHED FAMILY HOME
- ATTRACTIVE LOUNGE WITH SEPARATE DINING AREA
- SUPERBLY EXTENDED OPEN PLAN BESPOKE KITCHEN/FAMILY ROOM
- UTILITY ROOM/GUEST CLOAKROOM
- THREE GOOD SIZED BEDROOMS
- LUXURY REAPPOINTED FAMILY BATHROOM

2 Bates Close, Sutton Coldfield, Birmingham, B76 1TL

Asking Price Of £425,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

UNEXPECTEDLY BACK ON THE MARKET

REFURBISHED TO A HIGH SPECIFICATION THROUGHOUT. This beautifully presented extended three bedroomed detached family home occupies this popular cul de sac location, on this popular development, conveniently situated for amenities including excellent schooling for all ages, shops and facilities both at Minworth and Walmley Village, with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The extended accommodation which has under gone many cosmetic improvements to a high specification throughout, briefly comprises welcoming reception hallway, guest cloakroom, attractive lounge with separate dining area, superbly extended open plan kitchen/diner/family room, utility room, landing, three good sized bedrooms, luxury reappointed family bathroom, driveway providing ample off road parking, private landscaped enclosed South facing rear garden. AVAILABLE WITH NO UPWARD CHAIN.

Outside to the front the property occupies a pleasant position in this cul de sac set back behind a neat lawned fore garden with shrubs and hedgerow to perimeter, driveway providing ample off road parking.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Being approached by a composite double glazed leaded reception door, with Karndean flooring, spindle staircase off to first floor accommodation, useful under stairs storage cupboard, radiator, leaded effect double glazed window to front and doors off to guest cloakroom, lounge and opening through to dining area.

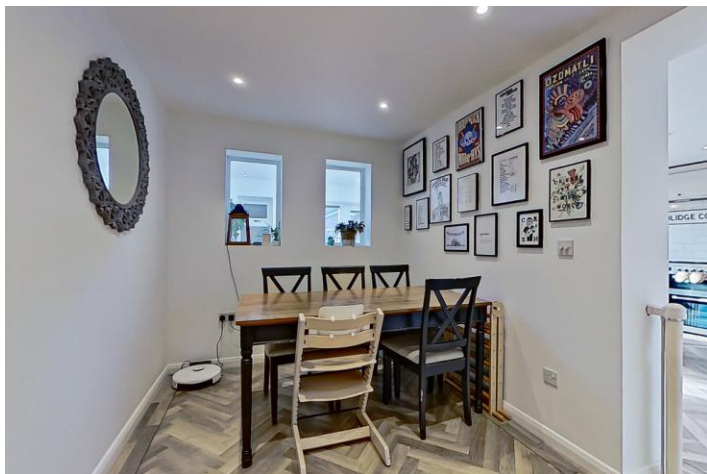
GUEST CLOAKROOM Having a white suite with low flush w.c. vanity wash hand basin with mixer tap and cupboards below, Karndean flooring and double glazed window to front.

FAMILY LOUNGE 9' 10" x 10' 03" max 9' 01" min (03m x 3.12m) Focal point to the room is a feature fire place with surround and hearth, coving to ceiling, Karndean flooring, radiator and double glazed window to front.

DINING AREA 11' 07" x 7' 07" (3.53m x 2.31m) Down lighting, Karndean flooring, radiator, space for dining table and chairs, two double glazed windows to rear elevation, opening through to open plan kitchen/family room, and further door through to utility room.

UTILITY ROOM 7' 07" x 4' 10" (2.31m x 1.47m) Having a range of wall and base units with work top surfaces over, incorporating porcelain inset one and a half bowl sink unit with hose style mixer tap with space and plumbing for washing machine and further appliances beneath, Karndean flooring, downlighting.

SUPERBLY EXTENDED OPEN PLAN KITCHEN/DINER/FAMILY ROOM 18' 11" max 8' 07" min x 21' 08" max 12' 01" min (5.77m x 6.6m) Kitchen Area: Having being comprehensively refitted with a Wren bespoke range of contrasting range of wall and base units with walnut solid wood work top surfaces over, having space for range cooker, with extractor hood above, space for American style fridge/freezer, shelving units, range of drawers, central island breakfast with solid walnut work top surfaces over, incorporating inset Belfast style sink unit, with antique style mixer tap with cupboards beneath, integrated dishwasher and further storage cupboards, radiator, Karndean flooring, leading through to:



Family Area: Having three double glazed Velux sky lights, space for sofa, two double glazed windows to rear, radiator, double glazed French doors with matching side screens giving access out to rear garden.

LANDING Being approached by a spindle staircase having access to loft, built in storage cupboard and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 04" 10' 02" min x 9' 10" max 4' 03" min (4.06m x 3m) Having built in wardrobe, coving to ceiling, radiator and two leaded double glazed windows to front.

BEDROOM TWO 16' 00" x 07' 07" (4.88m x 2.31m) Coving to ceiling, radiator and leaded double glazed window to front. and door through to walk in wardrobe.

WALK IN WARDROBE Having a universal room, potential for en suite, double glazed window to rear.

BEDROOM THREE 10' 03" x 6' 07" (3.12m x 2.01m) Having double glazed to rear, coving to ceiling, radiator.

LUXURY REAPPOINTED FAMILY BATHROOM Having a four piece white suite comprising double ended panelled bath with mixer tap, vanity wash hand basin with mixer tap and cupboards below, low flush WC, part complementary brick effect tiling to walls, tiled floor, fully tiled enclosed shower cubicle, with designer sanitary ware with fixed rain water shower over and shower attachment, two opaque double glazed windows to rear elevation, antique style heated towel rail, down lighting.

OUTSIDE To the rear there is private landscaped South facing rear garden with full width paved patio, pathway extending round to the side of the property with gated access to the front, external lighting, neat lawned garden with a variety of shrubs and trees, timber framed garden shed.

Council Tax Band D 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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