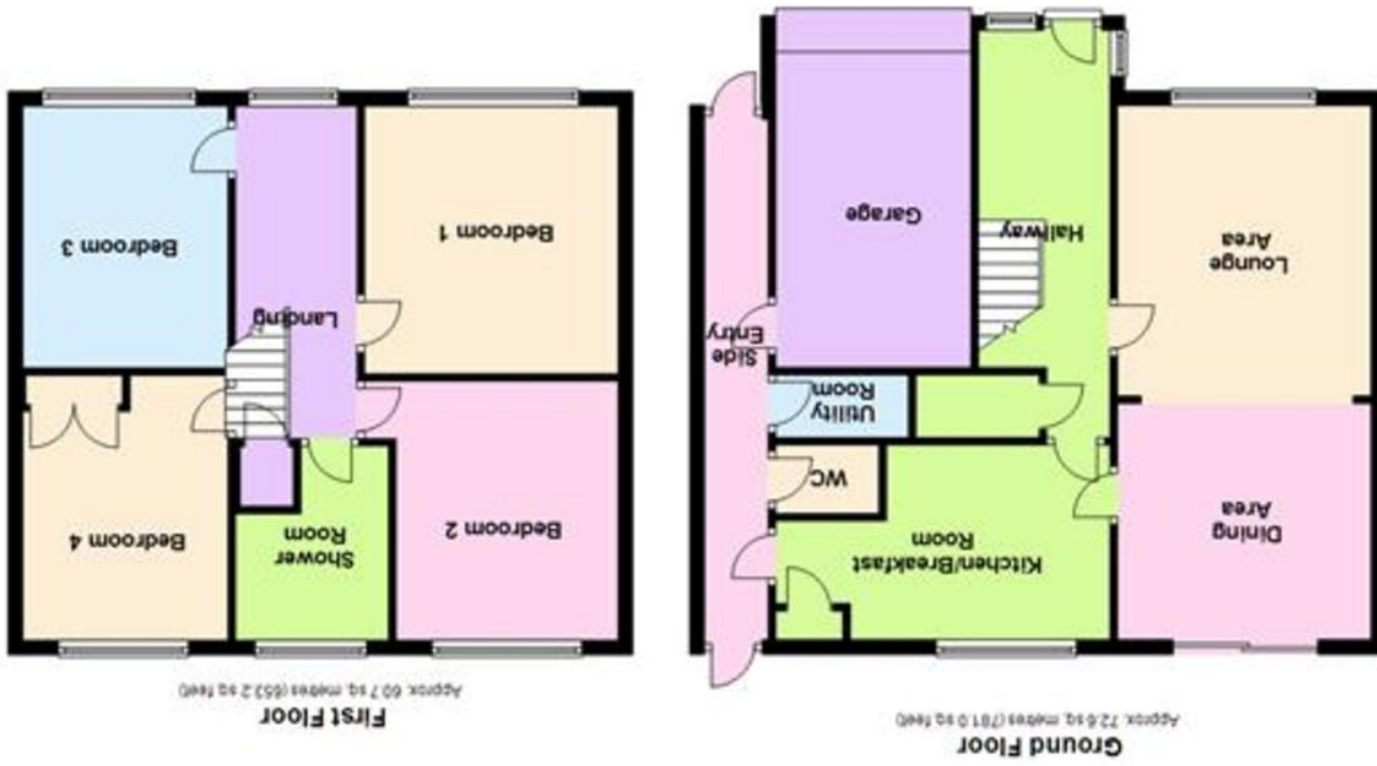
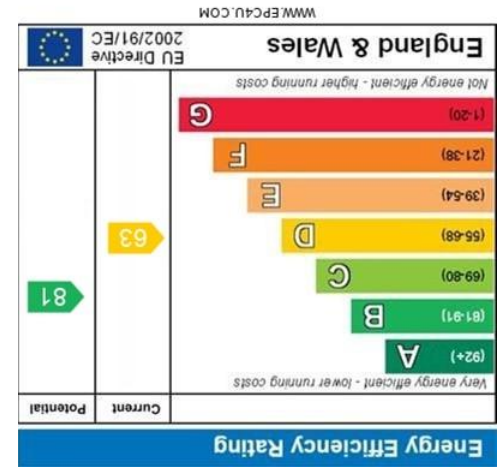


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 133.2 sq. metres (1434.3 sq. feet)



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 FOUR BEDROOMED DETACHED FAMILY HOME
- SET IN SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS THROUGH LOUNGE/DINING ROOM
- FITTED BREAKFAST/KITCHEN
- FOUR GOOD SIZED BEDROOMS
- FAMILY SHOWER ROOM

Coldstream Road, Walmley, Sutton Coldfield, B76 1NW

£450,000

## Property Description

\*\*\*DRAFT SALES DETAILS AWAITING VENDOR APPROVAL\*\*\*

**THIS HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION.** This traditional style four bedroomed detached family home, occupies this sought after residential location set in the heart of Walmley Village, close to amenities including local schools and shops with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises reception hallway, through lounge/dining room, fitted kitchen/breakfast room, utility, guest cloakroom, covered side entry, landing, four good sized bedrooms, family shower room. Outside to the front the property is set well back from the road behind a fore garden and driveway, providing access to the garage and to the rear there is a large well established secluded garden. **EARLY INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.**

Outside to the front the property is set well back from the road behind a neat lawned fore garden with shrubs, off road parking with access to the garage and gated access to the rear.

**RECEPTION HALLWAY** Being approached via a composite leaded double glazed reception door with opaque double glazed window to side, radiator, stairs off to first floor accommodation, useful under stairs storage and doors of to all rooms.

**THROUGH LOUNGE/DINING ROOM** Lounge Area: 13' 03" x 11' 07" (4.04m x 3.53m) With double glazed window to front, fireplace with surround and hearth, radiator, and opening through to:  
Dining Area: 10' 07" x 11' 07" (3.23m x 3.53m)  
Having space for dining table and chairs, radiator and double glazed sliding patio doors giving access out to rear garden.

**BREAKFAST/KITCHEN** 14' 11" max 8' 06" min x 12' 00" (4.55m x 3.66m) Having a matching range of wall and base units, with work top surfaces over, incorporating an inset sink unit with side drainer, mixer tap and tiled splash back surrounds, built in storage cupboards, radiator, space for breakfast table and chairs, double glazed window to rear, space for cooker, space and plumbing for dish washer, space for fridge freezer, and door leading through to covered side entry.

**COVERED SIDE ENTRY** 23' 07" x 2' 11" (7.19m x 0.89m) With glazed door to front and rear elevation, door off to guest cloakroom, utility cupboard and pedestrian door to garage.

**GUEST CLOAKROOM** Having a white suite comprising low flush WC, part tiling to walls.

**UTILITY CUPBOARD** Having space and plumbing for washing machine.

**FIRST FLOOR LANDING** Being approached by stairs flowing from reception hallway, access to loft, useful built in storage cupboard, opaque double glazed window to front and doors off to bedroom's and bathroom.

**BEDROOM ONE** 12' 02" x 11' 06" (3.71m x 3.51m) Having double glazed window to front, radiator.

**BEDROOM TWO** 11' 07" max 10' 012 min x 11' 11" (3.53m x 3.63m) Having double glazed window over looking rear garden radiator.

**BEDROOM THREE** 10' 01" to wardrobe x 8' 10" (3.07m x 2.69m) Having a range of built in wardrobes, double glazed window to front, radiator.

**BEDROOM FOUR** 12' 01" max 10' 08" min x 9' 10" (3.68m x 3m) Having built in wardrobes, double glazed window to rear radiator.

**FAMILY SHOWER ROOM** Being reappointed with a white suite comprising pedestal wash hand

basin, low flush WC, part tiling to walls, fully tiled enclosed shower cubicle with mains fed shower over, radiator and opaque double glazed window to rear elevation.

**OUTSIDE** To the rear there is a good sized well maintained mature garden with full width paved patio, good sized lawn with a variety of mature shrubs and trees offering privacy, timber framed garden shed, pathway with gated access to front.

**GARAGE** 16' 10" x 9' 03" (5.13m x 2.82m) With up and over door to front, light and power and pedestrian access door through to covered side entry.(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

Predicated mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data available for EE, Three, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 110 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Openreach, Virgin Media

**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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