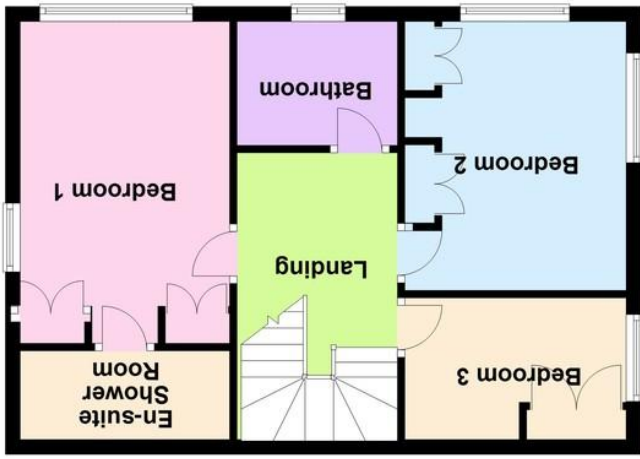
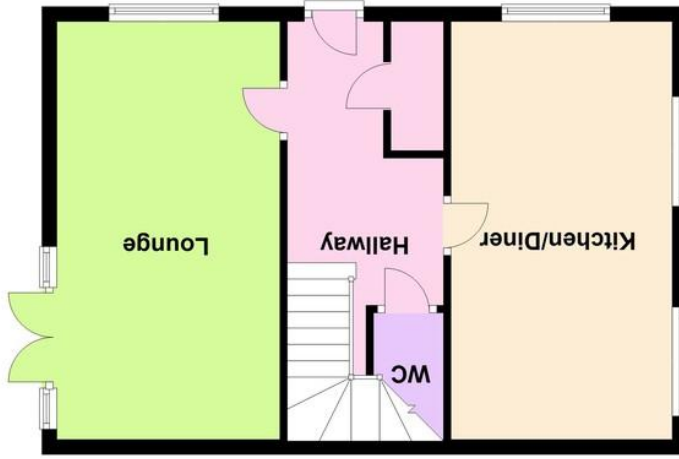


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 92.5 sq. metres (996.2 sq. feet)

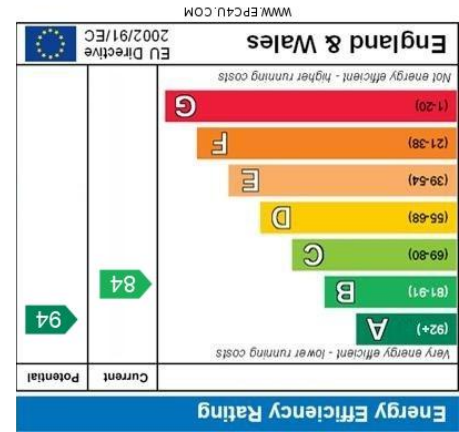


First Floor
 Approx. 45.9 sq. metres (494.2 sq. feet)



Ground Floor
 Approx. 46.6 sq. metres (502.0 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.



Walmley | 0121 313 1991



- AN IMMACULATELY PRESENTED MODERN DETACHED FAMILY HOME
- OCCUPYING AN ENVIABLE CORNER POSTION
- ATTRACTIVE DUAL ASPECT THROUGH LOUNGE
- COMPREHENSIVELY FITTED SPACIOUS KITCHEN/DINER
- THREE BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM



Horsfall Drive, Walmley, Sutton Coldfield, B76 2BT

£475,000

Property Description

An immaculately presented modern three bedroom detached family home, enviable corner position, being conveniently situated for amenities including local schools and shops, with public transport on hand and transport links providing easy access links into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The property which was built approximately seven years ago, by Taylor Wimpey homes to a pleasing design and specification, briefly comprises welcoming reception hallway, guest cloakroom, attractive dual aspect through lounge, superb comprehensively fitted kitchen/diner, galleried landing, three bedrooms, master with en suite shower room, well appointed family bathroom. Outside the property is set on an enviable and probably the best on this popular development and is set back behind a well maintained landscaped fore garden, with driveway with ample off road parking, with access to the garage which has been part converted to a multifunctional room/home office/gym, with ample storage and to the rear of the property there is a South facing landscaped low maintenance enclosed garden. Early internal of this property is highly recommended.

Outside to the front the property occupies a commanding corner plot set well back from the road behind a neat landscaped fore garden with a variety of shrubs and trees, pathway giving gated access to rear garden and driveway providing ample off road parking with access to garage/home office.

CANOPY PORCH

WELCOMING RECEPTION HALLWAY Being approached by an opaque double glazed composite reception door, with laminate flooring, spindle stair case flowing off to first floor accommodation, useful built in cloaks/storage cupboard, radiator, doors off to all rooms and further door to guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap and tiled splash back surrounds, extractor and radiator.

ATTRACTIVE THROUGH LOUNGE 18' 07" x 9' 10" (5.66m x 3m) Being a dual aspect room with double glazed windows to front, double glazed French doors with matching side screens giving access to rear garden, laminate flooring, two radiators.

COMPREHENSIVELY FITTED KITCHEN/DINER 18' 05" x 9' 09" (5.61m x 2.97m) Being a dual aspect room. Kitchen Area having a comprehensively matching range of wall and base units with work top surfaces over, incorporating an inset one and a half bowl sink unit with chrome mixer tap, tiled splash back surrounds, fitted gas hob with extractor set in canopy above, built in electric cooker beneath, integrated dish washer, integrated washer/dryer, cupboard housing a new gas combination central heating boiler, space for fridge freezer, Kardean flooring continuing through to dining area with space for dining table and chairs, radiate, two double glazed windows to side and double glazed window to front.

GALLERIED LANDING Approached by a spindle turning stair case, radiator, access to loft and doors off to bedrooms and bathroom.

MASTER BEDROOM 14' 05" max x 10' 01" (4.39m x 3.07m) Having a range of built in wardrobes, being a dual aspect room with double glazed windows to front and side elevation, radiator and door through to en suite shower room.

ENSUITE SHOWER ROOM Having a white suite comprising a double enclosed shower cubicle with electric shower and full complementary tiling to walls, low flush WC, pedestal wash hand basin with chrome mixer tap and tiled splash back surrounds, extractor, wall mounted electric shaver point and Kardean flooring, radiator.

BEDROOM TWO 11' 01" x 9' 11" (3.38m x 3.02m) Being a dual aspect room with double glazed windows to front and side elevation, range of built in double wardrobes, radiator.

BEDROOM THREE 9' 01" x 7' 01" (2.77m x 2.16m) Having a built in double wardrobe, radiator and double glazed window to side elevation.

PRINCIPLE FAMILY BATHROOM Comprising panelled bath, pedestal wash hand basin, low flush WC, part complementary tiling to walls, chrome ladder heated towel rail, Kardean flooring, extractor and opaque double glazed window to front elevation.

OUTSIDE To the rear there is a good sized landscaped South facing enclosed rear garden with full width paved patio, pathway with gated access to front, neat low maintenance Astro turf lawn, raised plants borders and raised decked seating area, variety of shrubs and trees, fencing to perimeter, outside cold water tap, external electrical point and external lighting.

CONVERTED DETACHED GARAGE Part converted to a multi functional home office/home gym.

Garage Area; 10' 11" x 10' 07" (3.33m x 3.23m) With up and over door to front and pedestrian access door to home office with laminate flooring.

Multifunctional Room: 09' 09" x 08' 04" (2.97m x 2.54m).

AGENT NOTE There is a service charge payable of £140.00 per annum to First Port for the upkeep of the communal areas.

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 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 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.

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

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