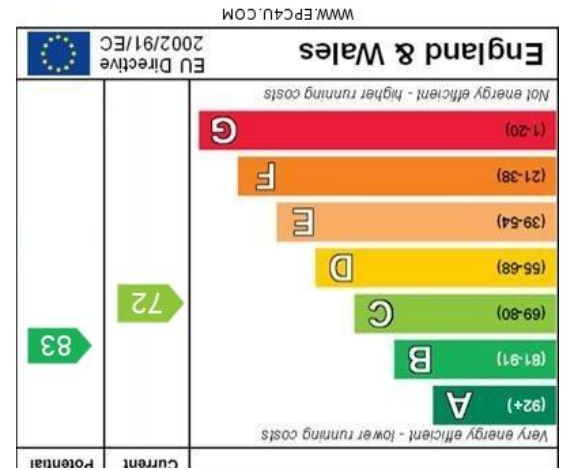


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 149.4 sq. metres (1607.7 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



- DETACHED FAMILY HOME
- POPULAR CUL DE SAC LOCATION
- FOUR BEDROOMS*GUEST CLOAKROOM
- THROUGH LOUNGE/DINING ROOM
- KITCHEN * UTILITY ROOM
- NO UPWARD CHAIN

28 Patterton Drive, Walmley, Sutton Coldfield, B76 1GQ

£480,000

Property Description

Green & Company present this immaculate four bedroom detached family home in a sought after location. The property benefits from no upward chain and features spacious living room, separate dining room, kitchen, utility room, downstairs cloakroom, doors leading off dining room to rear garden, perfect for family enjoyment. Upstairs there are four very good sized bedrooms, including a shower room and a family bathroom. Single garage and off road parking. The property is ideally situated near excellent schools and local amenities, offering convenience and comfort for a family home.

PORCH With double glazed surrounded double doors, tiled flooring leading into the hallway.

RECEPTION HALLWAY Having useful under stairs cupboard and stairs flowing off to first floor landing.

LIVING ROOM 16' 11" x 14' 08" (5.16m x 4.47m) Double glazed bay window to the front, inglenook brick fireplace with gas fire, radiator. Archway leading into dining room.

DINING ROOM 9' 06" x 9' 04" (2.9m x 2.84m) With double glazed sliding doors opening onto the garden, radiator, door off into the kitchen.

KITCHEN 11' 03" x 9' 03" (3.43m x 2.82m) Having a range of wall and base units with work top surfaces over, spot lights to ceiling, integrated dishwasher, integrated oven, induction hob with extractor hood over, one and half stainless steel sink, tiled floor, radiator and double glazed window to the rear. Door off kitchen leading into utility room.

UTILITY ROOM 5' 01" x 10' 02" (1.55m x 3.1m) With double glazed UPVC door leading into the garden, utility housing condenser boiler, one and a half bowl stainless steel sink, integrated fridge freezer, space and plumbing for washing machine, range of wall and base units, tiled flooring and door off utility into downstairs cloakroom.

GUEST CLOAKROOM With double glazed opaque window to the side, low level WC, vanity wash hand basin, tiled flooring and heated towel radiator.

FIRST FLOOR LANDING Having two loft space access points, both with loft ladders and being partially boarded and both having light. Doors leading off to all bedrooms and bathroom, airing cupboard.

BEDROOM ONE 13' 00" max x 11' 06" (3.96m x 3.51m) Having fitted wardrobes, double glazed window to rear, radiator.

BEDROOM TWO 12' 00" x 10' 05" (3.66m x 3.18m) Having fitted wardrobes, double glazed window to the front and radiator.

BEDROOM THREE 14' 08" max x 14' 07" max (4.47m x 4.44m) Having fitted wardrobes, two double glazed windows to the front and radiator.

BEDROOM FOUR 8' 06" x 8' 00" (2.59m x 2.44m) Double glazed window to the rear and radiator.

SHOWER ROOM 6' 08" x 6' 07" (2.03m x 2.01m) Double glazed obscure window to the rear, low level WC, integrated into the vanity sink unit, single corner shower cubicle, heated towel rail, tiled walls and flooring and spot lights to the ceiling.

FAMILY BATHROOM 8' 08" x 7' 08" (2.64m x 2.34m) Double glazed obscure window to the side, having suite comprising wash hand basin, low level WC, corner bath, single shower cubicle, fully tiled, heated towel rail, tiled flooring and spot lights to the ceiling.

GARAGE 7' 11" x 7' 07" (2.41m x 2.31m) Having up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear the garden is mainly laid to lawn with mature shrubs and trees surrounding. Corner patio area for entertaining with a small fish pond and gated side access leading to the front of the property. Space for a shed. To the front of the property there is a garden mainly laid to lawn, off road parking for two vehicles.

Council Tax Band E Birmingham City Council

Predicted 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 = Superfast Highest available download speed 114 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Virgin & Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT) which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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 Solicitors or Surveyor. Please note that all measurements are approximate.

