

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

Total area: approx. 133.3 sq. metres (1435.2 sq. feet)



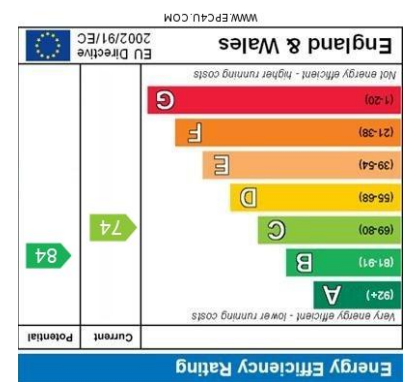
LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- UNEXPECTEDLY BACK ON THE MARKET
- AN IMMACULATELY PRESENTED FOUR BEDROOM EXECUTIVE FAMILY HOME
- ATTRACTIVE LOUNGE AND SEPARATE STUDY
- SUPERB OPEN PLAN

Aspen Close, Sutton Coldfield, B76 2PA

Offers In Excess Of
 £535,000



Property Description

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

****UNEXPECTEDLY BACK ON THE MARKET**** SUPERB OPEN ASPECT VIEWS OVER NEW HALL COUNTRY PARK - This immaculate detached property boasts a spacious and well-maintained living space which has undergone many cosmetic improvements to a high specification throughout the accommodation briefly comprises:- Welcoming reception hallway, attractive lounge, Superb open plan bespoke kitchen/diner, guest wc, landing, four excellent sized bedrooms - two with re-appointed en-suites and a luxury re-appointed family bathroom. Outside to the front the property occupies an enviable position with open aspect views, the driveway provides ample off road parking with access to the garage. Outside to the rear is a beautiful landscaped rear garden giving access to the multi functional home office/therapy room. EARLY INTERNAL VIEWING OF THIS SUPERB PROPERTY IS RECOMMENDED.

The property features 2 reception rooms, providing ample space for entertaining guests or creating separate living areas. The kitchen is modern and functional, perfect for preparing delicious meals. The property's design and layout have been carefully considered to maximize comfort and convenience. Situated in a desirable location, this property benefits from excellent public transport links, making it easy to commute to nearby towns and cities. There are also a range of nearby schools, ideal for families with children. Local amenities, including shops and restaurants, are within easy reach, ensuring that all your daily needs are met.

For those who enjoy spending time outdoors, the property is surrounded by green spaces and parks, offering opportunities for relaxation and recreational activities. Whether you enjoy leisurely walks or outdoor sports, there is something for everyone in the vicinity.

OUTSIDE To the front the property occupies an enviable position set off a private driveway with open aspect views to the front of it, tarmac driveway provides ample off road parking with access to the double garage and gated access to rear elevation.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Approached by a composite double glazed entrance door with laminate flooring, staircase off to first floor accommodation, radiator, doors off to all rooms and under floor heating.

ATTRACTIVE FAMILY LOUNGE 18' 05" x 10' 01" (5.61m x 3.07m) Focal point to the room is a feature fireplace with surround and hearth fitted with electric fire, coving to ceiling, double glazed French doors giving access out to rear garden and opening through to open plan kitchen/diner.

SUPERB OPEN PLAN FITTED KITCHEN/DINER 26' 08" x 7' 08" (8.13m x 2.34m) Kitchen area having being refitted with bespoke range of Wren wall and base units, with quartz work top surfaces over, incorporating inset sink unit with chrome mixer tap, and instant hot water tap, quartz tiled splash back surround, fitted Neff induction hob with stylish Bosch extractor hood over, built in Neff oven, integrated combination Neff microwave oven, integrated fridge/freezer, integral Bosch dish washer, built in utility cupboard housing electric and plumbing for washing machine and other appliance, Porcelanosa flooring continuing through to dining area and under floor heating.

Dining area having designer radiator, down lighting, double glazed French doors giving access through to rear garden, opening through to lounge, cupboard housing gas central heating boiler and door off to guest cloakroom and under floor heating.

GUEST CLOAKROOM Having being refitted with a stylish suite comprising vanity wash hand basin with chrome mixer tap, with cupboards beneath, low flush WC Porcelanosa flooring, chrome ladder heated towel rail and extractor fan and under floor heating.

STUDY/HOME OFFICE 8' 02" x 7' 02" (2.49m x 2.18m) Having being fitted with a bespoke range of fitted furniture, comprising desk, built in storage cupboard, coving to ceiling, radiator and double glazed window with open aspect views to front.

FIRST FLOOR GALLERIED LANDING Approached by a staircase from reception hallway, having access to loft, airing cupboard housing hot water cylinder and doors off to bedrooms and bathroom.

MASTER BEDROOM 15' 01" max 9' 09" min x 10' 03" max (4.6m x 3.12m) Having a range of built in bedroom furniture, comprising double wardrobe, bedside cabinets, radiator, down lighting, double glazed window to front elevation with open aspect views and door through to ensuite.

ENSUITE SHOWER ROOM Being luxuriously appointed with a white suite comprising basin set on vanity unit with chrome mixer tap, low flush WC, fully enclosed shower cubicle, with mains fed shower over, complementary tiling to walls and floor, chrome ladder heated towel rail, down lighting, extractor and opaque double glazed window to front elevation.

BEDROOM TWO 10' 11" max 7' 01" min x 9' 8" (3.33m x 2.95m) Having double glazed window to front, radiator, laminate flooring and door through to ensuite shower room.

EN SUITE SHOWER ROOM Having being reappointed with a white suite comprising enclosed shower cubicle



with electric shower over, low flush WC, vanity wash hand basin with chrome waterfall mixer tap and drawers beneath, full complementary tiling to walls and floors, down lighting and extractor.

BEDROOM THREE 8' 01" x 8' 05" (2.46m x 2.57m) Having built in wardrobes with shelving and hanging rail, laminate flooring, radiator and double glazed window to rear elevation.

BEDROOM FOUR 9' 09" x 6' 08" (2.97m x 2.03m) Having bespoke range of fitted bedroom furniture, comprising dressing table, chest of drawers, double wardrobe with shelving and hanging rail with mirror fronted doors, down lighting, radiator and double glazed window with open aspect view to the front.

FAMILY SHOWER ROOM Having being luxuriously reappointed with a white suite comprising vanity wash hand basin with chrome mixer tap, drawers beneath, low flush WC, full complementary tiling to walls and floors, fully tiled walk in double shower cubicle with mains rain water shower over and shower attachment, down lighting, extractor and opaque double glazed window to side, chrome ladder heated towel rail and under floor heating.

GARAGE 17' 07" x 7' 10" (5.36m x 2.39m) With double metal opening doors to front, light and power, opening through to further useful storage area, with further metal opening doors to front, light and power and further door through to home office/multifunctional reception room, currently used as a treatment room, having being accessed by double glazed French doors from rear garden, with wall mounted electric heater, down lighting and pedestrian access door to garden store.

OUTSIDE Good sized landscaped enclosed private rear garden, with full width paved patio leading to neat lawn with a variety and abundance of shrubs and trees with fencing to perimeter, pathway with gated access to front, pedestrian access door to garage and further door to useful home office/ multifunctional room converted from original double garage, external light.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage -
Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 72 Mbps. Highest available upload speed 18 Mbps.

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

Networks in your area - Virgin Media & 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.

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

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