



Denegate Close

Walmley, Sutton Coldfield, B76 1XN

Offers in the Region of £365,000

# Property Features

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- Modern Semi-Detached Family Home
- Welcoming Entrance Hall
- Spacious Living Room
- Beautiful Breakfast Kitchen
- Master Bedroom With Built-In Wardrobes
- Two Further Bedrooms
- Stunning Family Bathroom
- Attractive Rear & Fore Gardens
- Garage & Driveway
- Freehold

## Full Description

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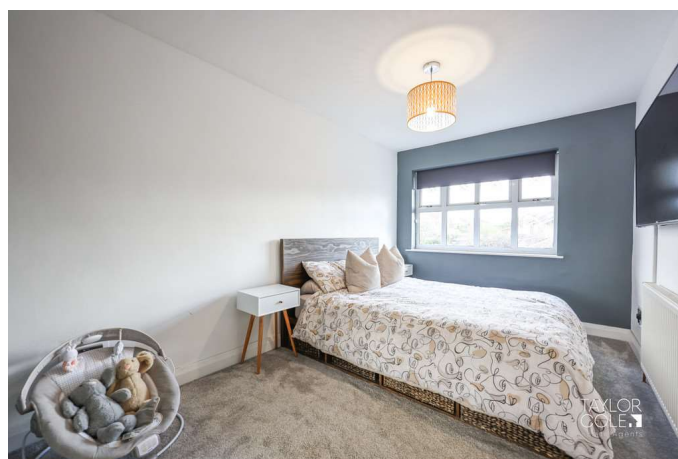
Nestled within this quiet cul-de-sac setting, this stunning three bedroom family home has been completely renovated and modernised by the current owners. Boasting an enviable location within Walmley, the home enjoys close proximity to a plethora of amenities including shopping facilities, highly regarded local schools, convenient commuting links, and nearby parkland walks.

### THE FORE

Approaching the property, a block-paved driveway greets you, offering secure off-road parking facilitated by a telescopic security post discreetly recessed into the drive. Flanking this driveway is a meticulously maintained fore garden, while an up-and-over garage door provides seamless internal access to the spacious garage and the secure front entrance, recessed within a canopy storm porch, is situated adjacent.

### GROUND FLOOR

Upon crossing the threshold through the newly installed secure front entrance door, you are welcomed into an inviting entrance hall. From here, the eye is drawn to the stunning living room, adorned with a bow window overlooking the front aspect. The room exudes contemporary charm, featuring a modern upright column radiator, generous floor space for free-standing lounge furniture, and a glass door seamlessly connecting to the breakfast kitchen.



The heart of the home, the breakfast kitchen, has too been transformed and offers a modern space with superb functionality. A central island beckons family gatherings and social engagements, while a tasteful array of matching wall and base units, complemented by feature glass-fronted display cabinets, offers ample storage and workspace. Built-in appliances enhance convenience, and a door leads to the side courtyard patio, providing access to the garage rear entrance, whilst French doors lead out from the kitchen into the main rear garden.

#### LOUNGE

16' 08" x 11' 09" (5.08m x 3.58m)

#### KITCHEN / DINING

11' 02" x 15' 00" (3.4m x 4.57m)

#### FIRST FLOOR

Ascending the stairs to the first floor, a bright landing area welcomes you with a window to the side aspect, flooding the space with natural light. Doors lead to three generously proportioned bedrooms, each offering ample floor space for versatile furnishing arrangements, with the master bedroom boasting built-in wardrobes for added convenience. Completing this level is the luxurious family bathroom, featuring a modern four-piece suite, tiled flooring, and elegantly half-tiled surrounds.

#### BEDROOM ONE

8' 05" x 13' 00" (2.57m x 3.96m)

#### BEDROOM TWO

8' 05" x 10' 08" (2.57m x 3.25m)

#### BEDROOM THREE

9' 11" x 6' 06" (3.02m x 1.98m)

#### BATHROOM

7' 06" x 6' 06" (2.29m x 1.98m)

#### THE REAR

To the rear of the property lies the the glorious rear garden. A stretch of block-paved patio provides an idyllic setting for outdoor seating and entertainment, seamlessly connecting to the courtyard area and the kitchen side entrance door. A lawn forms the centrepiece of the garden with shaped borders to the side, while a raised decking area at the rear offers additional outdoor seating space, framed by a striking feature fencing backdrop.



## ANTI MONEY LAUNDERING

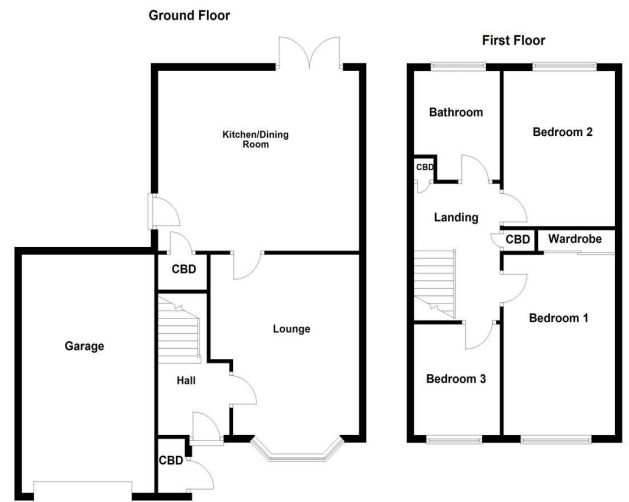
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements