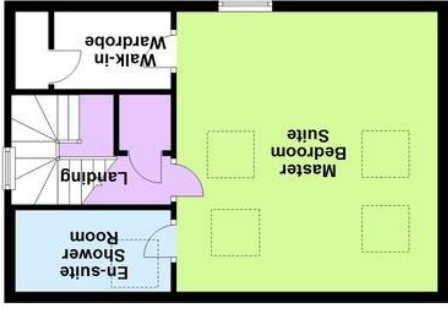
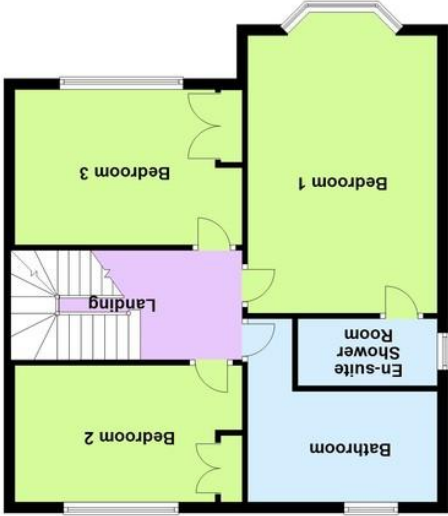


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

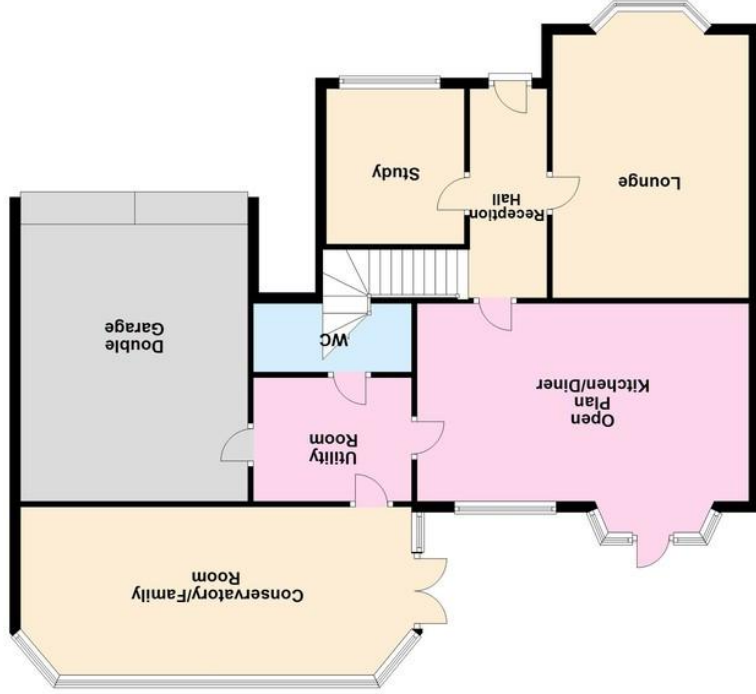
Total area: approx. 219.8 sq. metres (2365.7 sq. feet)



Second Floor
 Approx. 40.6 sq. metres (437.0 sq. feet)

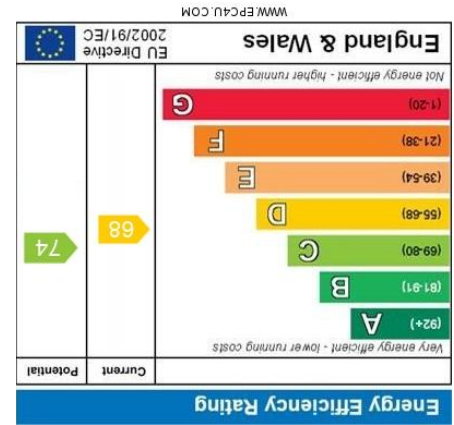


First Floor
 Approx. 63.5 sq. metres (683.8 sq. feet)



Ground Floor
 Approx. 115.6 sq. metres (1244.8 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



- STUNNING DETACHED FAMILY HOME
- ATTRACTIVE FAMILY LOUNGE AND SEPARATE STUDY
- COMPREHENSIVELY FITTED KITCHEN DINER
- SUPERB CONSERVATORY/FAMILY ROOM
- FOUR DOUBLE BEDROOMS - TWO WITH RE-APPOINTED EN-SUITE
- LUXURY RE-APPOINTED FAMILY BATHROOM



Casern View, Sutton Coldfield, B75 7HA

£600,000

Property Description

This immaculate executive style detached property situated in a peaceful location with excellent public transport links, nearby schools, local amenities, and green spaces, this home offers the perfect blend of convenience and tranquility. The accommodation which is arranged over three storeys providing ample space for comfortable living and briefly comprises to the ground floor: - Welcoming reception hallway, attractive lounge, study/home office, comprehensively fitted open plan kitchen/diner, superb conservatory/family room, utility room and guest wc. To the first floor you will find three generously sized bedrooms one with re-appointed en-suite each offering a peaceful retreat at the end of the day. The two luxury re-appointed bathrooms on the first floor ensure no morning queues, adding a touch of luxury to your daily routine. To the top floor is a spacious master bedroom suite with a further re-appointed luxury en-suite.

Outside, the property benefits from a private South facing rear garden, ideal for enjoying al fresco dining or simply unwinding in the fresh air. Whether you are looking for a family home or a peaceful sanctuary away from the hustle and bustle, this property is sure to impress. To the front the property is set back behind a private driveway providing off road parking with access to the double garage. EARLY INTERNAL VIEWING OF THIS FANTASTIC FAMILY HOME IS HIGHLY RECOMMENDED.

Outside to the front the property occupies a pleasant position set back from the main road behind a private driveway with open aspect views over countryside to the front. Driveway provides ample off road parking with access to the double garage, neat lawned fore garden with shrub borders, fencing and gated access to rear and pathway leading to canopy porch with outside light.

WELCOMING RECEPTION HALLWAY Approached via a leaded opaque double glazed composite reception door with coving to ceiling and laminate flooring, radiator, spindle staircase off to first floor accommodation and doors to all rooms.

FAMILY LOUNGE 18' 06" inb bay x 11' 11" (5.64m x 3.63m) Walk in double glazed bay window to front, coving to ceiling, fire place with surround and hearth fitted with living flame gas fire, two radiators.

STUDY 9' 00" x 8' 04" (2.74m x 2.54m) Having laminate flooring, under stairs storage cupboard, radiator and double glazed window to front elevation.

OPEN PLAN KITCHEN/DINER 14' 03" into bay max 12' 02" min 20' 02" max (4.34m x 6.15m) Kitchen Area: having a comprehensive matching range of wall and base units with work top surfaces over, incorporating inset double sink unit with waste disposal, side drainer and complementary tiled splash back surrounds, space for a range cooker, with double extractor over, integrated dish washer, double glazed window to rear, door giving access through to the utility room, tiled floor having the benefit of underfloor heating, continuing through to: Dining Area: having a further range of matching range of wall and base units with integrated microwave combination oven, space for dining table and chairs, down lighting, underfloor heating, double glazed door with matching side screen giving access through to rear garden.

UTILITY ROOM 9' 07" x 6' 06" (2.92m x 1.98m) Having space and plumbing for washing machine and further appliances, tiled floor, radiator, double glazed door through to conservatory, pedestrian access door through to garage and door to guest cloakroom.

GUEST CLOAKROOM Being refitted with a white suite comprising vanity wash hand basin with chrome mixer tap, low flush WC, chrome ladder heated towel rail, down lighting, underfloor heating and extractor.

CONSERVATORY 25' 03" x 13' 01" (7.7m x 3.99m) Being of part brick construction, with tiled floor, space for dining table and chairs and sofa, radiator, double glazed windows to side and rear elevation and double glazed French doors giving access to rear garden.

FIRST FLOOR GALLERIED LANDING Approached by a spindle turning staircase passing double glazed window to side with radiator and further spindle stair case leading off to second floor landing.

BEDROOM ONE 16' 10" x 12' 01" (5.13m x 3.68m) Having a range of two double wardrobes with shelving and hanging rail, two radiators, double glazed window to front with open aspect views over countryside, door leading to en suite.

EN SUITE Being luxuriously reappointed with a white suite, comprising vanity wash hand basin with chrome mixer tap and drawers beneath, low flush WC, full complementary tiling to walls and floors, feature designer heated towel rail, walk in double shower cubicle with mains rain water shower over, designer tiling floor with underfloor heating, extractor and opaque double glazed window to side elevation.

BEDROOM TWO 13' 05" x 9' 00" (4.09m x 2.74m) Having built in double wardrobes, radiator, double glazed window to rear and door through to Jack and Jill family bathroom.

BEDROOM THREE 13' 07" x 9' 01" (4.14m x 2.77m) Having built in wardrobes, radiator and double glazed window with open aspect views over countryside to the front.

FAMILY BATHROOM Being luxuriously reappointed with a designer four piece suite comprising, feature double ended roll top bath with mixer tap, wash hand basin set on pedestal with chrome mixer tap, low flush WC, part complementary tiling to walls and floors, underfloor heating, fully tiled walk in double shower cubicle with mains rain water shower over and shower attachment, chrome ladder heated towel rail, down lighting and extractor, and opaque double glazed window to rear elevation.

SECOND FLOOR LANDING Approached via a spindle turning stair case from first floor landing, passing double glazed window to side, having built in useful storage cupboard and door off to bedroom four.

MASTER BEDROOM/BEDROOM FOUR 19' 07" x 16' 04" (5.97m x 4.98m) Having double glazed window to front with open aspect views to open countryside, four double glazed Velux windows to rear, two radiators, door through to walk in dressing room and further door to ensuite shower room.

DRESSING ROOM 7' 05" x 4' 03" (2.26m x 1.3m) Having shelving with hanging rail, radiator and cupboard housing Mega Flow pressurised hot water cylinder and header tank.

EN SUITE SHOWER ROOM Being luxuriously reappointed with a white suite comprising wash hand basin with chrome water fill mixer tap, drawers beneath, low flush WC, part complementary tiling to walls, tiled floor, underfloor heating, double shower cubicle with mains rain water shower over with shower screen, designer tiling to walls, designer chrome ladder heated towel rail, down lighting, extractor and double glazed Velux window to rear elevation.

DOUBLE GARAGE 15' 10" x 17' 10" (4.83m x 5.44m) Having automatic cup and over doors to front, light and power, useful sink unit and pedestrian access door leading through to utility room. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear there is a well maintained landscaped garden with porcelain paved patio, sleepers and steps leading to neat lawned garden with a variety of shrubs and trees, pathway and gated access to front, external cold water tap.

Council Tax Band F 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 55 Mbps. Highest available upload speed 10 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.
Networks in your area - 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 Solicitor or Surveyor. Please note that all measurements are approximate.

