

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

Total area: approx. 128.2 sq. metres (1379.8 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.

England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	A (92+)	
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	
Potential		
Current		

Walmley | 0121 313 1991



- A WELL PRESENTED EXTENDED DETACHED HOUSE
- SPACIOUS THROUGH LOUNGE/DINING ROOM
- CONSERVATORY
- EXTENDED KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS
- DOUBLE GARAGE AND MULTI VEHICLE DRIVEWAY



Hanwell Close, Walmley, Sutton Coldfield, B76 1UD

Offers Over £475,000



Property Description

Presenting this well presented extended four bedroom detached house for sale occupying this sought after Cul-de-sac location, this home benefits from excellent public transport links, nearby schools for families, local amenities for convenience, and beautiful parks perfect for leisurely strolls or picnics.

Upon entering this superb property, you are greeted by a reception hall with the guest cloakroom off, a spacious through lounge/dining room leading through to the conservatory offering versatile living spaces perfect for entertaining guests or relaxing with family. The property features an extended modern kitchen breakfast room, ideal for preparing delicious meals for loved ones.

This delightful home boasts four well-proportioned bedrooms, each providing a comfortable and tranquil space to unwind. The property also includes a sleek bathroom designed to cater to your daily needs.

Outside the property is set back from the road behind a multi vehicle driveway giving access to the double garage. Outside to the rear is a good sized South facing enclosed rear garden.

Whether you are looking for a family home or a property with ample space, this well presented detached house offers a blend of comfort and style. Don't miss the opportunity to make this house your dream home. Contact us today to arrange a viewing.

Outside to the front the property occupies a very pleasant position in this cul de sac, set back behind a full width block paved driveway, providing ample off road parking, with a tarmac driveway giving access to the double garage and access to the rear and external light.

WELCOMING RECEPTION HALLWAY Being approached a composite double glazed reception door with laminate flooring, radiator, stairs off to first floor accommodation and doors off to lounge and guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising a pedestal wash hand basin and low flush WC, part tiling to walls, radiator and double glazed window to front elevation.

THROUGH LOUNGE/DINING ROOM

LOUNGE AREA 14'01" x 14'03" max 10'11" min (4.29m x 4.34m) Focal point to room is a feature brick fire place with surround and hearth fitted with electric fire, laminate flooring, radiator, coving to ceiling, double glazed bay window to front and opening through to dining area.

DINING AREA 9'04" x 8'09" (2.84m x 2.67m) Having a laminate flooring, space for dining table and chairs, coving to ceiling, radiator and door through to extended breakfast/kitchen and further door to conservatory.

CONSERVATORY 9'09" x 8'03" (2.97m x 2.44m) Being of part brick construction, having tiled floor, ceiling fan and light point, double glazed windows to side and rear elevation and double glazed French doors giving access out to rear garden.

EXTENDED KITCHEN/BREAKFAST ROOM 17'09" x 9'05" (5.41m x 2.87m) Having a comprehensive matching range of wall and base units with work top surfaces over, incorporating an inset one and a half bowl sink unit with mixer tap and splash back surrounds, fitted range cooker with 7 burner gas hob with two ovens beneath and grill, with double extractor hood above, space for breakfast table and chairs, two radiators, useful built in under stairs storage cupboard, tiled floor, space for fridge freezer, two double glazed windows to rear elevation and opaque double glazed door giving access out to rear garden.

FIRST FLOOR LANDING Approached by a staircase from reception hallway, having access to loft, airing cupboard with shelving and doors off to bedrooms and bathroom.

BEDROOM ONE 10'09" max 9'07" min x 10'11" (3.28m x 3.33m) Having built in wardrobes with shelving and hanging rail, mirrored fronted doors, radiator and double glazed window to rear elevation.

BEDROOM TWO 10'09" max 8'07" min x 11'02" (3.28m x 3.4m) With double glazed window to front, radiator.



BEDROOM THREE 9'04" x 8'00" (2.84m x 2.44m) Being dual aspect bedroom with double glazed window to front and rear elevation, radiator and access to loft.

BEDROOM FOUR 8'05" x 8'01" (2.57m x 2.46m) With double glazed window to front, radiator.

FAMILY BATHROOM Having a white suite comprising panelled bath, with electric shower over, pedestal wash hand basin, low flush WC, full tiling to walls, extractor, radiator and opaque double glazed window to rear elevation.

OUTSIDE to the rear there is a good sized well maintained South facing rear garden, with block paved patio and neat lawn with retaining wall, variety of shrubs and trees, fencing to perimeter, timber framed garden shed and pathway with gated access to front elevation.

DOUBLE GARAGE 18'07" x 16'08" (5.66m x 5.08m) With twin up and over doors to front, light and power and pedestrian access door to side. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 67 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 - Openreach & Virgin Media

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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