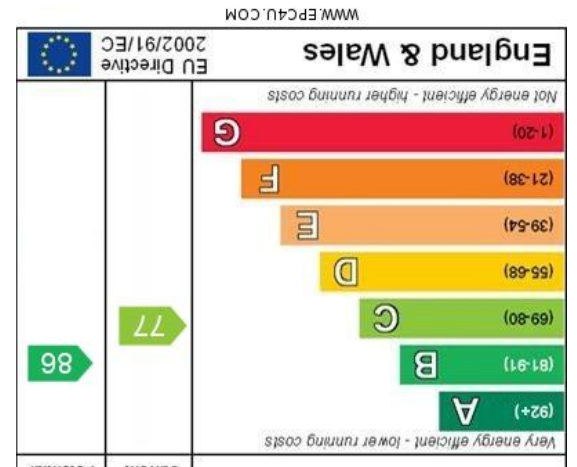


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed ..... Date .....



- A SUBSTANTIALLY EXTENDED FIVE BEDROOM DETACHED FAMILY HOME
- FAMILY LOUNGE AND SEPARATE DINING ROOM
- CONSERVATORY AND STUDY
- KITCHEN/BREAKFAST ROOM WITH UTILITY
- FIVE BEDROOMS - TWO WITH ENSUITE
- FAMILY BATHROOM

1 Shottery Close, Walmley, Sutton Coldfield, B76 2WS

Offers In Excess Of  
 £550,000





## Property Description

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

Nestled within a quiet and peaceful neighbourhood, this substantial well presented FIVE bedroom detached property boasts five bedrooms two with en-suite shower rooms is ideal for extended families seeking a new home. On the ground floor is a welcoming reception hallway, study, family lounge, separate dining room and a superb conservatory, there is ample space for entertaining guests or enjoying quality family time.

The property features a modern breakfast kitchen, perfect for whipping up culinary delights, and a well-appointed bathroom for relaxation and convenience.

Conveniently located near public transport links, and nearby shops and schools within Walmley village, and green spaces, this home offers the perfect blend of tranquillity and accessibility. Enjoy leisurely strolls in the nearby parks or take advantage of the various recreational options in the vicinity.

For families looking for a spacious and well-maintained property, this property presents an excellent opportunity to settle into a comfortable and welcoming home. Don't miss the chance to make this immaculate property your own and create lasting memories in a delightful setting.

Outside to the front the property occupies a very pleasant position on the road, set back behind a neat lawned fore garden, double width block paved driveway, providing off road parking with access to the car port and garage, pathway with gated access to the side, external lighting.

**WELCOMING RECEPTION HALLWAY** Being approached by an opaque double glazed composite reception door, with double glazed windows to front and to the side elevation, laminate flooring, radiator, spindle stair case of to first floor accommodation and doors off to all rooms.

**GUEST CLOAKROOM** Having a whites suite comprising pedestal wash hand basin with low flush WC, radiator, part tiling to walls, laminate flooring and opaque double glazed window to side elevation.

**STUDY** 6' 06" x 6' 05" (1.98m x 1.96m) Having laminate flooring, radiator and double glazed window to front elevation.

**LOUNGE** 16' 10" x 12' 05" (5.13m x 3.78m) Having two double glazed windows to front, radiator, feature fireplace with surround and hearth, coving to ceiling and double inter communicating doors leading through to dining room.

**DINING ROOM** 12' 05" max 11' 00" min x 10' 04" max 7' 08" min (3.78m x 3.15m) Having space for dining table and chairs, coving to ceiling, radiator and opening through to kitchen and double glazed French doors with matching side screens, giving access to conservatory.

**CONSERVATORY** 13' 01" x 10' 11" (3.99m x 3.33m) Being of part brick construction, with polished tiled floor with under floor heating, double glazed windows to side and rear elevation, double glazed French doors giving access to side and rear elevation giving access out to rear garden.

**KITCHEN/BREAKFAST ROOM** 17' 02" max x 12' 00" min x 11' 11" max (5.23m x 3.63m) Having a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and splash back surrounds, fitted gas hob with stainless steel splash back, double oven beneath, fitted extractor hood over, integrated dish washer, fitted breakfast bar with a further range of built in cupboards beneath, radiator, two double glazed windows to rear, laminate flooring, useful built in under stairs storage cupboard, door through to utility room and further door through to lobby.

**LOBBY** Having double glazed window to the side and rear, tiled floor and double glazed door giving access out to rear garden.

**UTILITY ROOM** 5' 08" x 6' 02" (1.73m x 1.88m) Having a range of base units with work top surfaces over, with space and plumbing for washing machine beneath, space for appliances, laminate flooring, opaque double glazed window to side elevation.

**FIRST FLOOR LANDING** Approached by a spindle stair case from reception hallway with radiator, access to loft and doors off to bedrooms and bathroom.



**BEDROOM ONE** 12' 08" x 11' 08" (3.86m x 3.56m) Having laminate flooring, radiator and two double glazed windows to front elevation and door through to en suite shower room.

**EN SUITE SHOWER ROOM** Having a four piece white suite, comprising vanity wash hand basin with mixer tap and cupboards beneath, low flush WC, part tiling to walls, fully tiled enclosed shower cubicle with mains shower over, radiator and two opaque double glazed windows to front elevation.

**BEDROOM TWO** 16' 07" max x 9' 06" min x 8' 01" max 3' 08" min (5.05m x 2.46m) Having two double glazed windows with open aspect views to the rear, radiator, down lighting, access to loft, opaque double glazed window to front and door through to en suite.

**EN SUITE SHOWER ROOM** Having a white suite comprising vanity wash hand basin with chrome mixer tap with cupboards beneath, low flush WC, part tiling to walls, tiled floor, chrome ladder heated towel rail, fully tiled enclosed double shower cubicle with electric shower over, down lighting, extractor and opaque double glazed window to front elevation.

**BEDROOM THREE** 13' 00" x 9' 07" (3.96m x 2.92m) Having two double glazed windows to rear elevation, radiator.

**BEDROOM FOUR** 9' 08" x 7' 8" (2.95m x 2.154m) Having two double glazed windows to rear, radiator.

**BEDROOM FIVE** 9' 08" x 6' 11" (2.95m x 2.11m) With double glazed window to rear, radiator.

**FAMILY BATHROOM** Being reappointed with a white suite comprising a "P" shaped panelled bath with mixer tap and shower attachment, with fitted shower screen, and further rain water shower over, additional shower attachment, wash hand basin with mixer tap with cupboards and drawers below, close coupled low flush WC, part complementary tiling to walls, tiled floor, down lighting, extractor, chrome ladder heated towel rail, opaque double glazed window to side elevation.

**GARAGE** 17' 07" x 7' 09" (5.36m x 2.36m) Having up and over door to front, light and power, wall mounted gas central heating boiler and glazed pedestrian access door through to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** There is an open aspect to the rear with paved patio and lawn with planted borders and a variety of shrubs and trees, further paved patio to the top of the garden, gazebo, pathway and gated access to the front, external lighting.

Council Tax Band D 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 19 Mbps. Highest available upload speed 1 Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.  
 Networks in your area - Openreach & Virgin Media

**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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