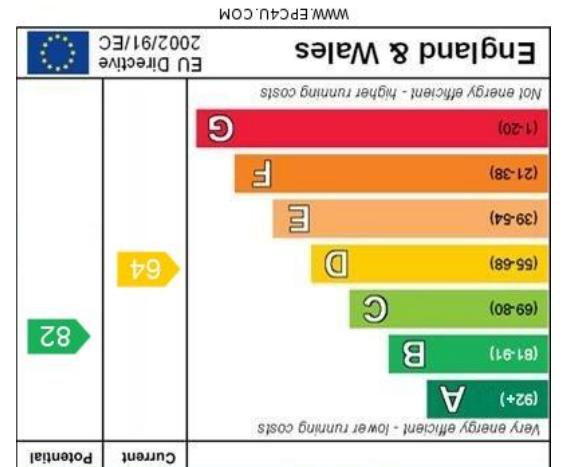


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 121.7 sq. metres (1310.0 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



- A WELL PRESENTED FOUR BEDROOM DETACHED HOUSE
- ATTRACTIVE LOUNGE
- COMPREHENSIVELY FITTED KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- RE-APPOINTED FAMILY BATHROOM
- GARAGE AND MULTI VEHICLE DRIVE AT REAR

Walmley Road, Sutton Coldfield, B76 1PB

Offers In Excess of
 £400,000



Property Description

Welcome to this immaculate detached property. Situated in a desirable location with excellent public transport links, nearby schools, and local amenities, this property offers both convenience and accessibility.

This stunning residence briefly comprises a welcoming reception hallway, the property features a well-appointed kitchen/breakfast room perfect for culinary enthusiasts, attractive lounge ideal for hosting guests or simply relaxing in style and a superb conservatory. With four bedrooms, there is ample space for a growing family or those in need of a home office or hobby room. The property also includes a luxury appointed first floor bathroom as well as a ground floor shower room providing convenience and comfort for residents. Whether you're looking for a family home or a place to entertain, this detached property ticks all the boxes. Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and elegance of this exceptional property. Outside to the front the property is set well back from the road behind a deep lawned fore garden with shrubs and trees, driveway providing ample off road parking with access to the garage.

CANOPY PORCH With outside light and gated access to rear.

RECEPTION HALLWAY Being approached by a timber reception door with opaque double glazed window to side with wood flooring, glazed door through to kitchen/breakfast room and door through to ground floor shower room.

GROUND FLOOR SHOWER ROOM Having being refitted with a white suite comprising vanity wash hand basin with chrome mixer tap with cupboards below, low flush WC, full tiling to walls, tiled floor, chrome ladder heated towel rail, enclosed shower cubicle being fully tiled with mains fed shower over and opaque double glazed window to front.

KITCHEN/BREAKFAST ROOM 18' 01" x 12' 01" max (5.51m x 3.68m) Kitchen having a matching range of high gloss wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and tiled splash back surrounds, space for a range cooker with double extractor hood above, space and plumbing for washing machine, space and plumbing for dish washer, space for fridge/freezer, tiled floor, double glazed window to rear, double glazed door giving access to rear garden, radiator, opaque double glazed window to rear, stairs off to first floor accommodation and door through to lounge.

SPACIOUS LOUNGE 18' 02" x 11' 09" (5.54m x 3.58m) Having wood flooring, radiator, double glazed French doors giving access out to rear garden and double glazed sliding patio door giving access through to conservatory.

DINING CONSERVATORY 12' 01" x 10' 02" (3.68m x 3.1m) Having tiled floor, space for dining table and chairs, double glazed windows to side and rear elevation and double glazed French doors giving access out to rear garden.

LANDING Approached via stair case with balustrade with access to loft, coving to ceiling, opaque double glazed window to side, useful built in storage cupboard and doors off to bedrooms and bathroom.

BEDROOM ONE 10' 10" x 11' 11" (3.3m x 3.63m) Having coving to ceiling, radiator, double glazed window to front.

BEDROOM TWO 12' 00" x 10' 02" (3.66m x 3.1m) Having built in wardrobes, coving to ceiling, radiator, double glazed window to rear.

BEDROOM THREE 8' 09" x 7' 08" (2.67m x 2.34m) With double glazed window to rear, laminate flooring, radiator.

BEDROOM FOUR 11' 10" x 7' 00" (3.61m x 2.13m) Having laminate flooring, double glazed window to front.



FAMILY BATHROOM Being luxuriously reappointed with a three piece white suite, comprising a free standing slipper bath with clawed feet and feature chrome water filler with shower attachment, pedestal wash hand basin, low flush WC, full complementary brick effect tiling to walls, tiled floor, chrome ladder heated towel rail and opaque double glazed window to side elevation.

OUTSIDE To the rear there is a well maintained South Facing rear garden with paved patio with dwarf wall leading to neat lawned garden with further paved patio to the top of the garden, with shrubs and trees, fencing to perimeter and pathway and gated access to front.

GARAGE (UNMEASURED) Up and over door, light and power. (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, 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 80 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 - 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.

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.

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