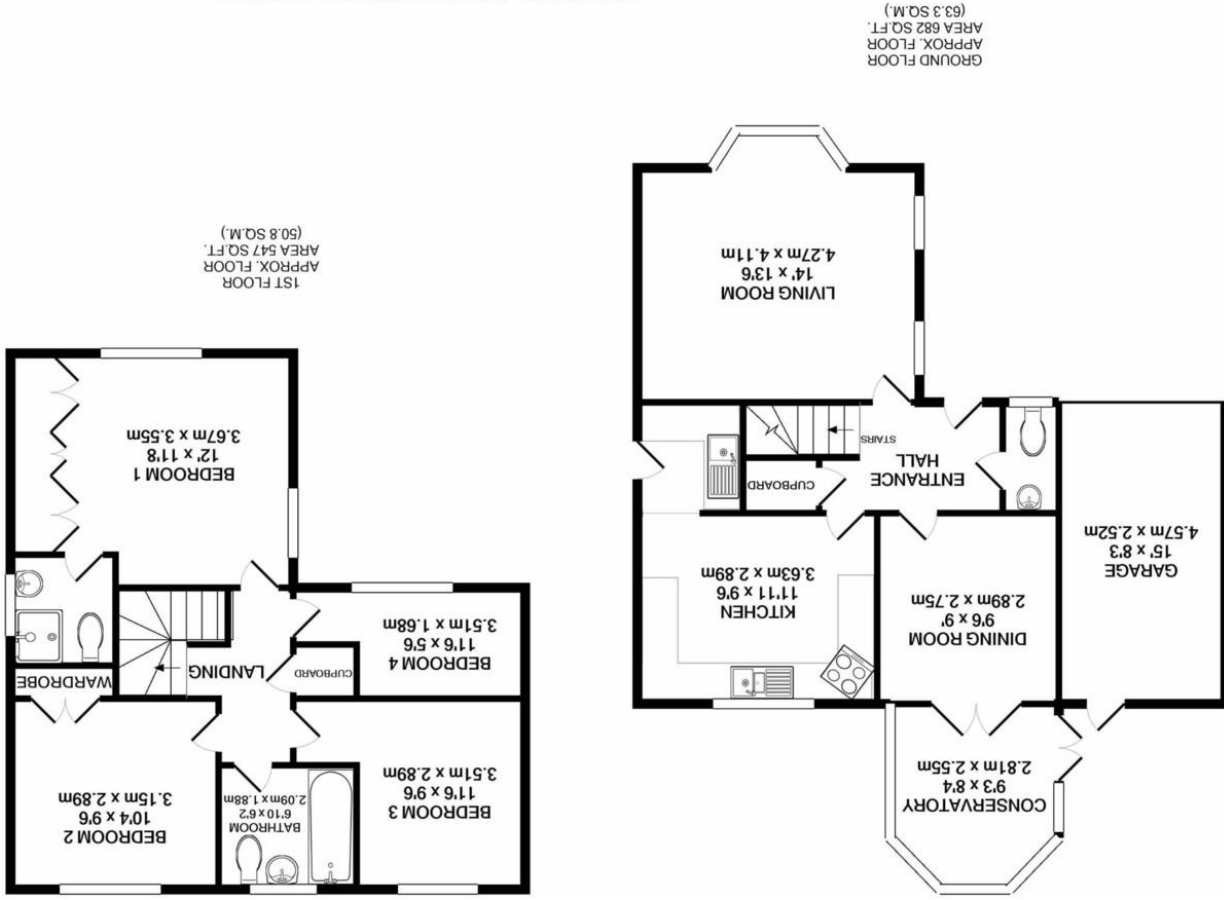
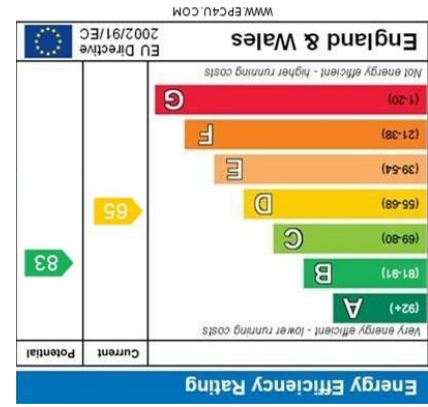


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Conveyer.



Walmley | 0121 313 1991



- A MODERN STYLE FOUR BEDROOM DETACHED
- FAMILY LOUNGE AND SEPARATE DINING ROOM
- FITTED KITCHEN WITH UTILITY ROOM OFF
- CONSERVATORY
- FOUR BEDROOMS - MASTER EN-SUITE
- FAMILY BATHROOM



Glentworth, Walmley, Sutton Coldfield, B76 2RE

Offers In Excess of
 £450,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL *** This modern style four bedroom detached property offers an excellent opportunity for buyers looking to put their own stamp on a home. The property requires some modernising, offering a blank canvas for those with a keen eye for design.

Located in this popular Cul-de-sac location with public transport links, nearby schools, and local amenities and everything you need is within easy reach, adding to the appeal of this family home.

The property comprises a welcoming reception hallway with a guest cloakroom off, For those who enjoy entertaining or require additional living space, the property provides two reception rooms and a superb conservatory. At the heart of the home is the well-proportioned breakfast kitchen with a utility room off. Upstairs the property boasts four bedrooms the master with en-suite and the family bathroom, catering to the needs of a busy family life.

In summary, this is a property that offers potential and flexibility offering scope and potential, it could easily become your dream home. The combination of its location and the available space makes it an ideal choice for families.

OUTSIDE To the front the property occupies a pleasant position on the cul de sac set back behind a neat lawned fore-garden and driveway providing off road parking with access to the garage, gated access to the rear.

CANOPY PORCH

RECEPTION HALLWAY Being approached via an opaque double glazed reception door with turning spindled staircase off to first floor accommodation with useful under stairs storage cupboard and doors off to all rooms.

GUEST CLOAKROOM Having a white suite comprising wash hand basin with tiled splash backs surrounds, low flush wc, radiator and opaque double glazed window to front elevation.

LOUNGE 13' 11" x 13' 8" into bay (4.24m x 4.17m) With walk-in double glazed bay window to front, double glazed window to side, fireplace with surround and hearth, coving to ceiling, radiator.

DINING ROOM 9' 6" x 9' (2.9m x 2.74m) Having space for dining table and chairs, radiator, double glazed French doors with matching side screen giving access through to conservatory.

CONSERVATORY 9' 8" x 9' 2" (2.95m x 2.79m) Being of part brick construction, double glazed windows to side and rear elevation, ceiling fan/light point and double glazed French doors giving access out to rear garden.

KITCHEN/BREAKFAST ROOM 11' 11" x 9' 6" (3.63m x 2.9m) Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, tiled splash back surrounds, fitted gas hob with extractor set in canopy above, built-in electric cooker, space for fridge and freezer, space and plumbing for washing machine, space for breakfast table and chairs, double glazed window to rear, radiator, opening through to:-

UTILITY ROOM 6' 9" x 4' 8" (2.06m x 1.42m) Having a range of wall and base units with work top surfaces over, incorporating inset sink unit with tiled splash back surrounds, space and plumbing for washing machine and further appliance, wall mounted gas central heating boiler, double glazed door giving access to rear garden.

FIRST FLOOR LANDING Approached via turning staircase with balustrade with access to loft, airing cupboard housing hot water cylinder and shelving and doors off to bedrooms and bathroom.

MASTER BEDROOM 12' 1" wardrobe x 12' max (3.68m x 3.66m) Having built-in double wardrobes with shelving and hanging rail, double glazed window to front and side elevation, radiator and door through to:-

EN SUITE SHOWER ROOM Having suite comprising pedestal wash hand basin, low flush wc, part tiling to walls, fully tiled enclosed shower cubicle with mains fed shower over, radiator and opaque double glazed window to side elevation.



BEDROOM TWO 10' 7" x 9' 10" (3.23m x 3m) Having built-in double wardrobe, radiator and double glazed window to rear elevation.

BEDROOM THREE 11' 5" max x 8' 5" min x 9' 5" (3.48m x 2.87m) With sloping ceiling, built-in eaves storage, radiator and double glazed window to rear elevation.

BEDROOM FOUR 11' 9" max x 8' 8" min x 6' 10" (3.58m x 2.08m) With double glazed window to front, radiator.

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

OUTSIDE To the rear is a private enclosed rear garden laid mainly to lawn with fencing to perimeter, paved seating area, variety of shrubs and trees, pathway with gated access to front.

GARAGE 15' x 8' 3" (4.57m x 2.51m) With up and over door to front, light and power, pedestrian access door giving access to rear garden. (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 likely available for EE, Three, O2 and Vodafone

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 59 Mbps. Highest available upload speed 16 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.

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

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