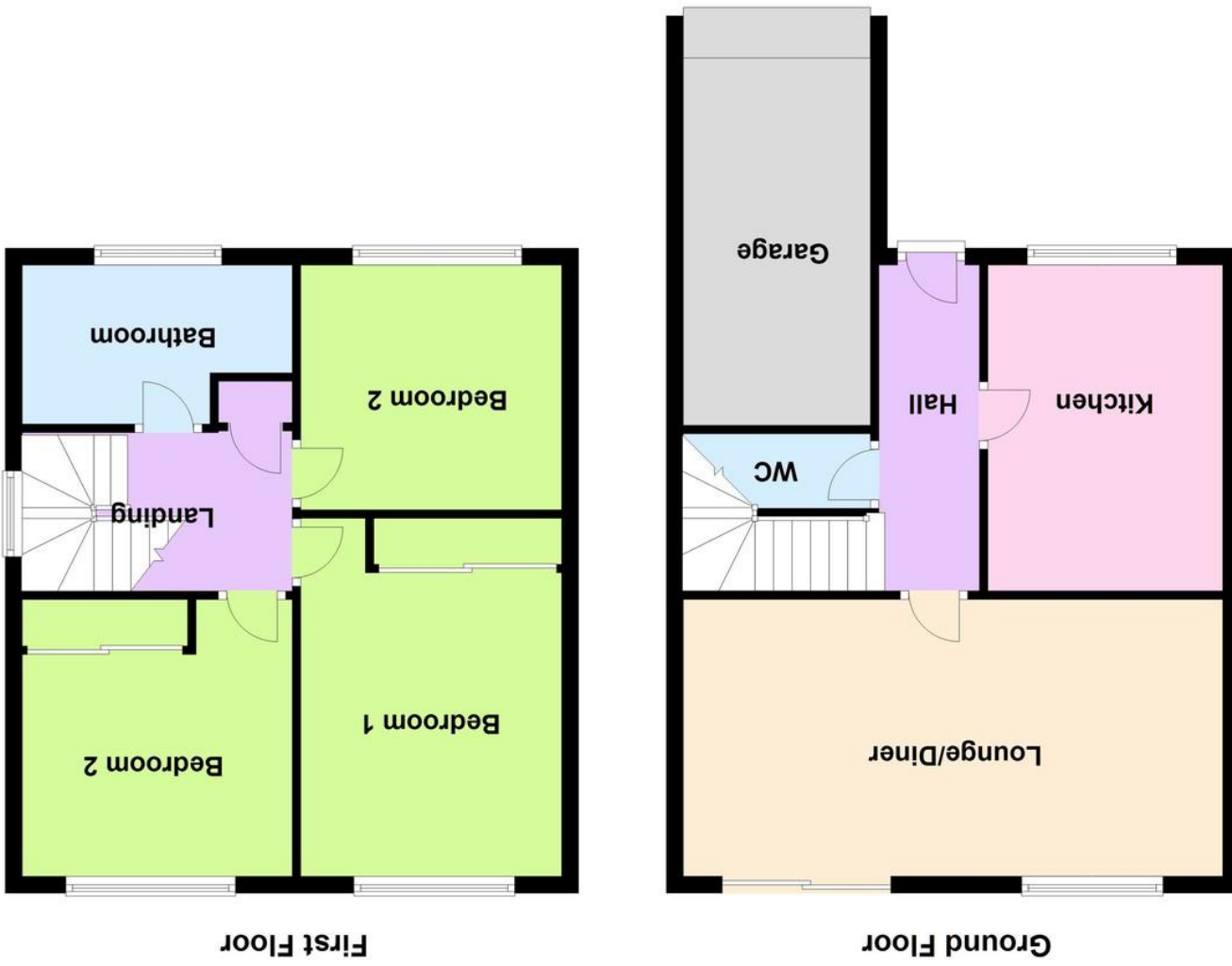


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)

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- AN IMMACULATELY PRESENTED SEMI DETACHED HOUSE
- ATTRACTIVE LOUNGE/DINING ROOM
- COMPREHENSIVELY FITTED DESIGNER KITCHEN
- THREE GOOD SIZED BEDROOMS
- WELL APPOINTED FAMILY BATHROOM
- GARAGE AND DRIVEWAY

7 Hilary Drive, Walmley, Sutton Coldfield, B76 2SW

£325,000

## Property Description

Presenting this immaculately presented semi-detached property on the market, ready to welcome its new owners. Nestled in a quiet cul-de-sac location with public transport links, nearby schools, local amenities, and green spaces all within a stone's throw. Perfect for those seeking peace and tranquillity in their home environment.

The property which has undergone many cosmetic improvements throughout to a high specification showcasing a tasteful blend of classic structure with modern elements and briefly comprises:- A welcoming reception hallway with guest cloakroom off, at the heart of the home is the recently refurbished designer kitchen which is equipped with modern appliances and, ensuring an enticing space for cooking and dining. Adjacent to the kitchen, there is a spacious lounge/dining room that provides a welcoming environment for your family and guests. This room features a stunning garden view and direct access to the garden, which can be enjoyed all year round.

The house consists of three spacious bedrooms, each offering an abundance of space and light, creating a serene atmosphere for relaxation. The bathroom has been newly refurbished, exhibiting a sleek and contemporary design.

Outside to the front the property is set back behind a fore garden and driveway providing off road parking with access to the garage and to the rear is an attractive well maintained enclosed rear garden.

In conclusion, this prime property, with its unique features and ideal location, is perfect for anyone seeking a blend of modern comfort and convenience. A viewing is highly recommended to fully appreciate the quality and potential this home has to offer.

Outside to the front the property occupies a pleasant position on this popular cul de sac, set back behind a low maintenance fore garden with a variety of shrubs and trees, driveway providing ample off road parking with access to the garage, gated access to the rear.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Approached by a composite leaded double glazed reception door with laminate flooring, stairs off to first floor accommodation, coving to ceiling, Karndean flooring, pedestrian access door to garage, glazed doors off to kitchen and lounge and further door to guest cloak room.

GUEST CLOAKROOM Being refitted with a whites suite comprising slim line vanity wash hand basin, with chrome mixer tap with cupboards beneath, low flush WC, Karndean flooring, fitted dado rail, extractor and radiator.

FITTED KITCHEN 12' 08" x 9' 02" (3.86m x 2.79m) Having being refitted with a designer kitchen with a matching range of high gloss wall and base units, pull out drawers, with work top surfaces over, incorporating a stainless steel sink unit with side drainer and mixer tap, heated towel rail, laminate splash back surrounds, fitted Neff induction hob, with stylish Neff extractor hood over, built in electric oven with plate warming drawer below, integrated Neff combination microwave oven, integrated fridge and freezer, integral dish washer, integrated washer/dryer, Karndean flooring, down lighting and double glazed window to front.

SPACIOUS LOUNGE 20' 10" x 10' 09" (6.35m x 3.28m) Having fire place with surround and hearth, coving to ceiling, space for dining table and chairs, two radiators, double glazed window to rear, patio door giving access out to rear garden.

LANDING Approached via a turning stair case, passing an opaque double glazed window to side, useful built in storage cupboard, access to loft via a pull down ladder and doors off to bedrooms and bathroom.

BEDROOM ONE 14' 04" x 10' 01" (4.37m x 3.07m) Having built in wardrobes with sliding door, laminate flooring, radiator and double glazed window to rear elevation.

BEDROOM TWO 11' 01" max x 10' 10" (3.38m x 3.3m) Having built in wardrobe with sliding doors, laminate flooring, radiator and double glazed window to rear.

BEDROOM THREE 10' 02" x 9' 06" (3.1m x 2.9m) With double glazed window to front, coving to ceiling, radiator.

FAMILY BATHROOM Being reappointed with a white suite, comprising vanity wash hand basin with cupboards below, close coupled low flush WC, panelled bath with mixer tap with electric shower over and fitted shower screen, full complementary tiling to walls and floor, chrome ladder heated towel rail, radiator, extractor, down lighting and opaque double glazed window to front elevation.

OUTSIDE To the rear is a pleasant well maintained enclosed garden with full width paved patio, garden having an abundance of plants, shrubs and trees, neat lawned garden and pathway with gated access to front.

GARAGE 15' 03" x 7' 06" (4.65m x 2.29m) With up and over door to front, light and power, wall mounted Worcester/Bosch central heating boiler and pedestrian access door to hallway. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice and data limited availability for EE, likely for Three. Voice likely to be available for O2 & Vodafone and limited data for O2 & Vodafone.  
Broadband coverage -  
Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 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 - Virgin Media & Openreach

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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