

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

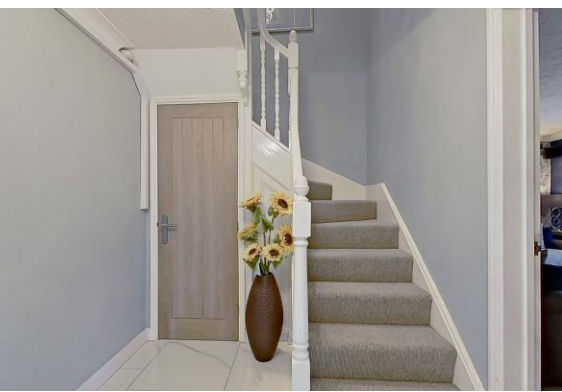


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| England & Wales | | EU Directive 2002/91/EC | |
|---|-----------|-------------------------|-----------|
| Very energy efficient - lower running costs | A (92+) | | |
| | B (81-91) | | |
| | C (69-80) | | |
| | D (55-68) | | |
| | E (39-54) | | |
| | F (21-38) | | |
| | G (1-20) | | |
| Not energy efficient - higher running costs | | | |
| Current | 71 | | Potential |
| | 81 | | |

Walmley | 0121 313 1991



- AN IMMACULATELY PRESENTED MODERN DETACHED
- ATTRACTIVE LOUNGE/DINER
- SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- FOUR GOOD SIZED BEDROOMS - MASTER EN-SUITE
- LUXURY APPOINTED FAMILY BATHROOM
- GARAGE AND MULTI VEHICLE DRIVEWAY



Danbury Close, Walmley, Sutton Coldfield, B76 2BW

£580,000

Property Description

This immaculately presented extended detached family home nestled in this sought-after Cul-de-sac location is an ideal abode for families, offering a peaceful environment whilst being conveniently situated for local amenities, and reputable schools.

The property has undergone cosmetic improvements to a high specification throughout and briefly comprises:- Enclosed porch a welcoming reception hallway with a guest cloakroom off, the attractive lounge that acts as a cosy retreat for the family. To the heart of the home is the superb comprehensively fitted open plan kitchen/diner/ family room, making it a perfect spot for hosting family gatherings and entertaining guests.

To the first floor is the galleried landing and four spacious bedrooms that provide ample space for relaxation and privacy. Both the master en suite and the family bathrooms have both been recently tastefully refurbished to the highest standards.

Outside to the front, the property is set back behind a fore garden and a multi-vehicle driveway giving access to the garage, providing secure parking or additional storage space. To the rear is a landscaped rear garden with a multifunction garden room/bar, offering a private outdoor space for relaxation and recreation.

This property has been recently renovated and is in impeccable condition, ready for immediate move-in. The combination of its tranquility, proximity to essential facilities, and its modern, refurbished interiors make it a highly sought-after property. Don't miss this opportunity to own a beautiful family home in a prime location.

The property occupies a pleasant corner position in this popular cul-de-sac location within Walmley, set back behind a multi-vehicle block paved driveway, providing ample off-road parking, with access to the garage, with security light, gated access to rear, cold water tap.

ENCLOSED PORCH Being approached via a composite double glazed leaded effect entrance door, with double glazed side screens with porcelain effect tiled floor.

WELCOMING RECEPTION HALLWAY Being approached via composite leaded effect double glazed reception door, with spindle stair case leading off to first floor accommodation, porcelain effect tiled floor, feature designer vertical radiator, useful built in under stairs storage cupboard and doors leading off to lounge, open plan kitchen/diner/family room and further door through to guest cloakroom.

GUEST CLOAKROOM Being reapointed with a designer white suite comprising vanity wash hand basin, with chrome mixer tap, with tiled splash back surrounds and cupboards beneath, low flush WC, chrome ladder heated towel rail, porcelain effect tiled floor, opaque double glazed window to front elevation.

LIVING ROOM 13' 11" into bay x 13' 09" (4.24m x 4.19m) With double glazed bay window to front, coving to ceiling, media wall with inset plasma style remote control fire with two double glazed windows to either side, feature designer vertical radiator.

EXTENDED OPEN PLAN KITCHEN/DINER/FAMILY ROOM 00" (0m x 0m) Kitchen Area 21' 00" x 9' 07" (6.4m x 2.92m) Having being refitted with a bespoke designer When kitchen, having a comprehensive matching range of high gloss wall and base units with work top surfaces over, incorporating inset sink unit with hose style retractable mixer tap and complementary tiled splash back surrounds, having integrated dish washer, central island breakfast bar with drawers and cupboards beneath with work top surfaces over, having dual self cleaning Zanussi ovens, incorporating integral fridge/freezer and larder cupboard, double glazed window to rear, down lighting, porcelain effect tiled floor continuing through to family room and opening through to utility.

UTILITY ROOM Having being refitted with a designer range of When high gloss wall and base units, with work top surfaces over, incorporating inset sink unit with side drainer, space and plumbing for washing machine and further appliance, cupboard housing gas central heating boiler, porcelain effect tiled floor and opaque double glazed door giving access to side elevation.

GALLERIED LANDING Having a turning spindle stair case from reception hallway, having access to loft, built in linen storage cupboard and doors leading off to bedrooms and bathroom.

MASTER BEDROOM 11' 07" max 10' 04" min x 13' 10" (3.53m x 4.22m) Having dual aspect double glazed windows to front and side elevation with down lighting, radiator and door leading through to en suite shower room.

EN SUITE SHOWER ROOM Being reapointed with a white suite comprising a vanity wash hand basin with chrome mixer tap with cupboards beneath, low flush WC, enclosed shower cubicle with mains rain water shower over with shower attachment, full complementary tiling to walls, chrome ladder heated towel rail, extractor, down lighting and opaque double glazed window to side elevation.

BEDROOM TWO 10' 07" 9' 07" min x 9' 10" (3.23m x 3m) Having built in double wardrobe, radiator and double glazed window to rear elevation.

BEDROOM THREE 11' 06" max 8' 05" min x 9' 05" (3.51m x 2.87m) Having radiator, double glazed window to rear and useful built in eaves storage cupboard.

BEDROOM FOUR 11' 04" x 6' 10" (3.45m x 2.08m) Having radiator and double glazed window to front elevation.

DESIGNER FAMILY BATHROOM Having a white suite comprising panelled bath with mains rain water shower over with shower attachment, with fitted shower screen, vanity wash hand basin with chrome mixer tap and drawers beneath, low flush WC, down lighting, extractor, chrome ladder heated towel rail, full complementary tiling to walls and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a landscaped West-facing enclosed garden with full width paved patio, neat lawn, raised planted borders with fencing to perimeter, gated access to front, external lighting and external power points, external rear outside tap.

GARDEN BAR/MULTI FUNCTIONAL GARDEN ROOM 11' 07" x 7' 07" (3.53m x 2.31m) Having fitted bar with cupboards beneath, down lighting, two double glazed windows to front elevation and double glazed French doors, light and power.

GARAGE 17' 02" x 8' 03" (5.23m x 2.51m) Having light and power, automatic roller shutter door to front (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 limited availability for EE, O2 & Vodafone, voice and data likely to be available for Three.

Broadband coverage -

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

Broadband Type = Superfast Highest available download speed 49 Mbps. Highest available upload speed 12 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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