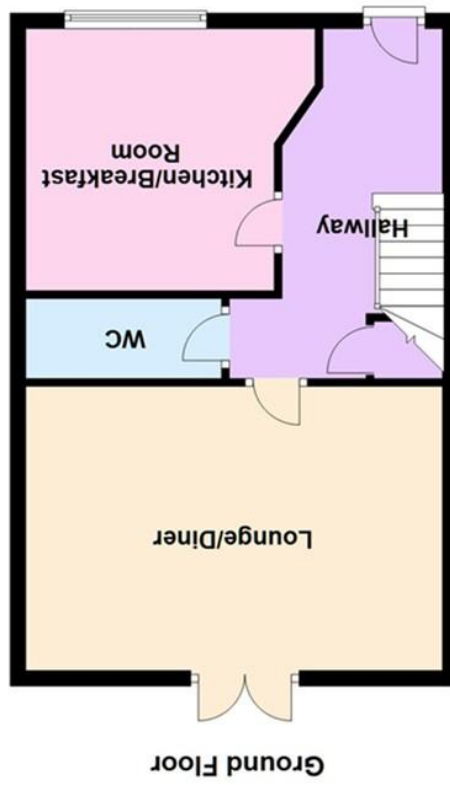
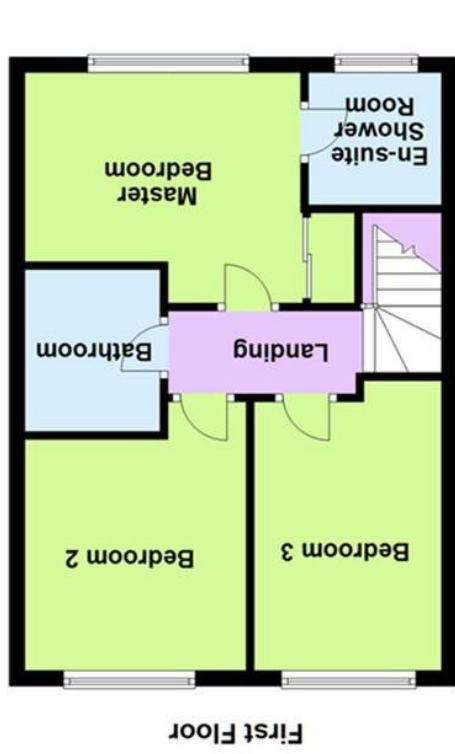
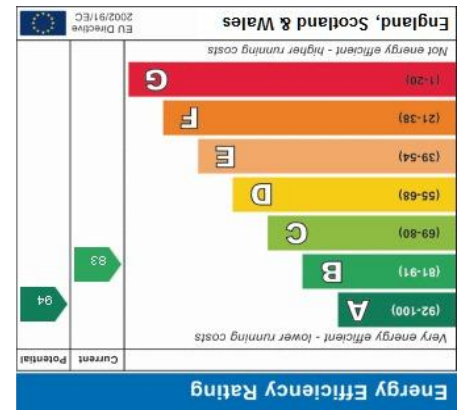


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 if 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



- MODERN STYLE DETACHED FAMILY HOME
- BREAKFAST KITCHEN
- SPACIOUS LOUNGE DINING ROOM
- THREE BEDROOMS - MASTER WITH EN-SUITE
- WELL APPOINTED FAMILY BATHROOM
- NO UPWARD CHAIN



Horsfall Drive, Walmley, Sutton Coldfield, B76 2BT

£385,000

Property Description

This immaculately presented three bedroom detached family home which was constructed by Wimpey Homes approximately 6 years ago to a pleasing design and specification and conveniently situated for amenities including shops and facilities within both Walmley Village and Minworth, with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation briefly comprises welcoming reception hallway, guest cloakroom, modern breakfast kitchen, spacious lounge dining room, landing, three bedrooms - master with en-suite and well appointed family bathroom. Outside the property is set back behind a fore garden and driveway providing ample off road parking and to the rear there is a good sized enclosed rear garden.

OUTSIDE To the front the property occupies a pleasant position on this cul de sac, set back behind a fore garden and pathway, driveway providing off road parking, gated access to rear and canopy porch with outside light.

RECEPTION HALLWAY Being approached via opaque double glazed reception door with spindle staircase off to first floor accommodation with useful under stairs storage cupboard and doors off to guest cloakroom, kitchen and lounge / dining room.

GUEST CLOAKROOM Having a white suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap and tiled splash back surrounds, extractor and radiator.

BREAKFAST KITCHEN 11' 2" max x 12' 3" max and 10' 5" min (3.4m x 3.73m and 3.17m) Having a modern matching range of wall and base units with worktop surfaces over incorporating inset one and a half bowl sink unit with chrome mixer tap, tiled splash back surrounds, fitted gas hob with extractor set in canopy above and built-in electric cooker beneath, integrated dishwasher, integral washing machine, space for fridge freezer, radiator, space for breakfast table and chairs, double glazed window to front and radiator.

LOUNGE / DINING ROOM 17' 6" x 12' 1" (5.33m x 3.68m) Having radiator, space for dining table and chairs and double glazed French doors with matching side screen giving access to rear garden.

LANDING Being approached via turning staircase with access to loft, radiator and doors off to bedrooms and bathroom.

MASTER BEDROOM 11' max and 9' 11" min x 11' 8" (3.35m and 3.02m x 3.56m) Having built-in double wardrobe with mirrored sliding doors, shelving and hanging rail, radiator, double glazed window to front with open aspect views over fields and door through to en-suite shower room.

EN-SUITE SHOWER ROOM Having been fitted with a white suite comprising pedestal wash hand basin with chrome mixer tap and tiled splash back surrounds, fully tiled enclosed shower cubicle with electric shower over, low flush WC, extractor, radiator and opaque double glazed window to front elevation.

BEDROOM TWO 10' 7" x 10' 9" max and 9' 11" min (3.23m x 3.28m and 3.02m) Having radiator and double glazed window with open aspect views to rear.

BEDROOM THREE 12' 1" max and 10' 9" min x 6' 7" (3.68m max and 3.27m min x 2.01m) With double glazed window to rear and radiator.

FAMILY BATHROOM Having a white suite comprising panelled bath with mains fed shower over and fitted shower screen, pedestal wash hand basin with chrome mixer tap, low flush WC, down lighting, extractor and radiator.

OUTSIDE To the rear there is a good sized enclosed rear garden being laid mainly to lawn with pathway, gated access to front and fencing to perimeter.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely availability for EE, Three & Vodafone, limited availability for O2 and data likely availability for EE limited availability for Three, O2 & Vodafone.
Broadband coverage -
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 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.

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