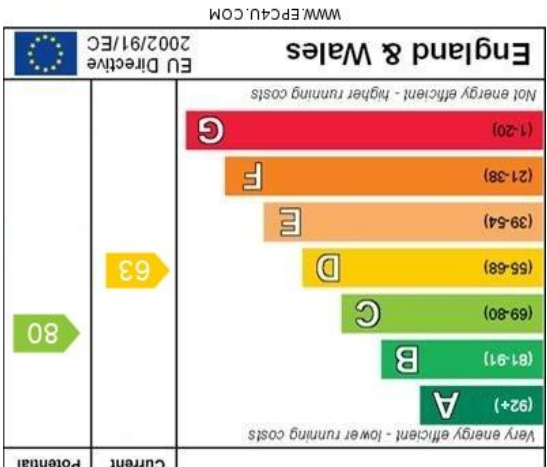


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing 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 BEAUTIFULLY PRESENTED MODERN DETACHED HOUSE
- ATTRACTIVE THROUGH LOUNGE
- SUPERB CONSERVATORY
- COMPREHENSIVELY FITTED BREAKFAST KITCHEN WITH UTILITY OFF
- FOUR BEDROOMS - MASTER EN-SUITE
- ATTRACTIVE LANDSCAPED REAR GARDEN



Swale Road, Walmley, Sutton Coldfield, B76 2BH

Offers Over £450,000



Property Description

This beautifully presented modern four bedroom detached property located in this popular residential location which is conveniently situated near public transport links, making commuting a breeze. For families, the proximity to local schools is a huge plus. If you value outdoor activities, the nearby green spaces, parks, walking and cycling routes will be a treat. It is in immaculate condition and will make you feel at home the moment you step through the door. The property briefly comprises:- A welcoming reception hallway, a spacious through lounge and a superb conservatory giving access to a landscaped rear garden, providing a perfect setting for those sunny afternoons or family barbecues. The heart of this home is its open-plan kitchen, which is both stylish and practical. The kitchen island provides additional workspace and a spot for casual dining, making meal times a joy. This house offers four comfortable bedrooms - master with en-suite and a well appointed family bathroom. The bedrooms are versatile, catering to various needs - be it a home office, a guest room, or a kid's room. This property blends comfort, convenience, and charm perfectly. It's not just about the bricks and mortar; it's about the lifestyle it offers. If you're looking for a home that meets your needs and enhances your life, this could be the one.

OUTSIDE To the front the property occupies a pleasant corner position set back behind a low maintenance shingled fore garden with shrubs and trees and Creteprint multi vehicle driveway giving access to the garden store and gated access to rear. Double electric outdoor sockets to both front and back gardens.

CANOPY PORCH

WELCOMING RECEPTION HALLWAY Approached via a double glazed composite reception door, opaque double glazed window to front, spindled staircase off to first floor accommodation with useful under stairs storage cupboard and doors off to lounge and kitchen/breakfast room.

LOUNGE 20' 4" Into bay x 10' 6" Max x 5' 8" Min (6.2m x 3.2m) Having walk in double glazed window to front with feature Adams style fireplace with surround and hearth, two radiators, door leading to kitchen/breakfast room and glazed door with matching side screens leading to:-

DINING CONSERVATORY 14' 6" x 7' 9" (4.42m x 2.36m) Being of part brick construction with double glazed windows to side and rear elevation, space for dining table and chairs, glazed door to kitchen/breakfast room and double glazed doors leading to the garden.

KITCHEN/BREAKFAST ROOM 15' 5" x 9' 11" (4.7m x 3.02m) Having a comprehensive matching range of wall and base units with work top surfaces over incorporating inset sink unit with mixer tap and tile splashback surrounds, fitted halogen hob with extractor set in canopy above and built in grill and oven below, integrated dishwasher, central island breakfast bar with cupboards beneath, space for fridge freezer, double glazed window to rear, glazed double doors leading to the conservatory, opaque double glazed door to side and further door to:-

UTILITY ROOM 9' 7" Max x 3' 9" Min x 9' 1" Min x 4' 2" Min x 9' 1" (2.92m x 2.77m) Having a matching range of wall and base units with work tops surfaces over incorporating inset porcelain sink unit with mixer tap and grooved wood splashback surrounds, space and plumbing for washing machine and further appliance, down lighting, radiator, opaque double glazed window to side, pedestrian access to garden store and further doors to guest cloakroom side passage.

GUEST CLOAKROOM Having a white suite comprising vanity wash hand basin with chrome mixer tap and cupboard beneath, low flush wc, ladder heated towel rail, extractor, downlighting and opaque double glazed window to side.

OUTSIDE TO THE REAR A pleasant well maintained enclosed secluded rear garden with full width paved patio area with block paved pathway, gated access to front, neat lawn garden with planted boarders and rockery, fencing to perimeter, security light and cold water tap.

LANDING Approached via spindle staircase from reception hallway, access to loft via pull down ladder, built in linen storage cupboard and doors off to bedrooms and bathroom.

MASTER BEDROOM 12' 8" Max x 9' 5" Min x 10' 10" Max (3.86m x 3.3m) Having laminate flooring, radiator, built in double wardrobe with mirror sliding doors, double glazed window to rear and door leading to en-suite shower room.

EN-SUITE Having a white suite comprising vanity wash hand basin with mixer tap and drawers beneath, low flush wc, fully tiled enclosed shower cubicle with mains fed shower over, tiled floor, radiator and opaque double glazed window to side elevation.

BEDROOM TWO 16' 11" Max x 14' 4" Min x 7' 11" 4' 8" Min (5.16m x 2.41m) Having laminate flooring, radiator and double glazed window to front.

BEDROOM THREE 10' 9" Max x 9' 9" Min x 9' 11" (3.28m x 3.02m) Having double glazed window to front, laminate flooring and radiator.

BEDROOM FOUR 7' 8" Max x 7' 1" Max x 5' 2" Min (2.34m x 2.16m) Having built in double wardrobe, laminate flooring, radiator and double glazed window to front.

FAMILY BATHROOM Being luxuriously re-appointed with a four piece white suite comprising free standing roll top bath with mixer tap and shower attachment and tiled splash back surrounds, pedestal wash hand basin, low flush wc, fully tiled enclosed double shower cubicle with mains rain water shower over with shower attachment, laminate flooring, ladder heated towel rail, radiator and two double glazed opaque windows to rear and useful built in storage cupboard.

GARDEN STORE 7' 10" x 7' 9" (2.39m x 2.36m) Up and Over door to front and pedestrian access door to utility room.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely a availability for EE, Three & Vodafone. Limited availability for 02 and data likely availability for Three limited availability for EE, Three & Vodafone.
Broadband coverage -
Broadband Type = Standard Highest a vailable download speed 15 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 138 Mbps. Highest a vailable upload speed 20 Mbps.
Broadband Type = Ultrafast Highest a vailable download speed 1000 Mbps. Highest a vailable upload speed 220 Mbps.
Networks in your area - 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, Esta te Agents are required to carry out due diligence on all clients to confirm their identity, in duding 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