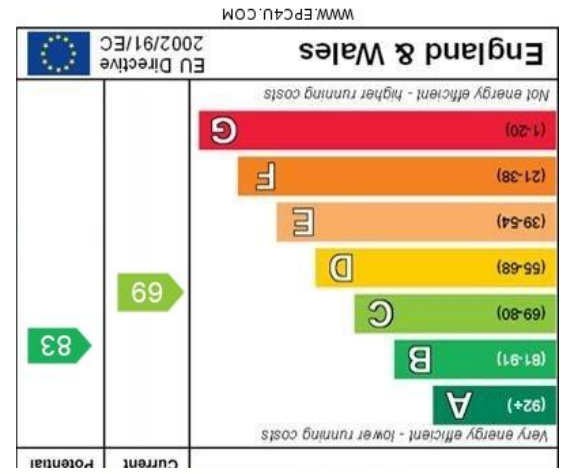


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Walmley | 0121 313 1991



- A WELL PRESENTED FOUR BEDROOM DETACHED HOUSE
- ATTRACTIVE FAMILY LOUNGE
- SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- FOUR GOOD SIZED BEDROOMS
- RE-APPOINTED FAMILY BATHROOM
- GARAGE AND MULTI VEHICLE DRIVEWAY



Dovebridge Close, Walmley, Sutton Coldfield, B76 2UH

Offers Over £450,000

Property Description

This immaculately presented four bedroom detached property occupies this popular location with excellent public transport links at your doorstep, making commuting a breeze. Families will appreciate the proximity to an excellent range of local schools, providing a range of educational options for children of all ages. Furthermore, local amenities are just a short walk away, adding convenience to your daily life. It is an ideal home for both families and couples.

The accommodation which has undergone many cosmetic improvements to a high specification throughout briefly comprising a welcoming reception hallway, guest cloak room, and an attractive family lounge providing ample space to relax and to retreat to after a long hectic day. The superb open-plan kitchen/diner family has also been recently refurbished, offering a contemporary space for cooking and entertaining.

The house features 4 bedrooms out of which, two are spacious double bedrooms providing the perfect retreat after a long day, while the remaining two are comfortable single rooms that could also serve as a home office or children's room. The bathroom has been newly refurbished to a high standard, providing a modern and fresh space for you to start and end your day.

In conclusion, this property offers a unique blend of space, comfort, and location. It's an opportunity not to be missed for those looking for a house that is ready to be called a home.

Outside to the front the property is set back from the road behind a full width block paved driveway providing ample off road parking.

ENCLOSED PORCH Being approached via double glazed entrance door with matching side screens with tiled floor.

WELCOMING RECEPTION HALLWAY Approached by a double glazed opaque reception door with matching side screens, spindle staircase off to first floor accommodation, with useful under stairs storage cupboard, feature designer radiator, laminate flooring and doors leading off to lounge, open plan kitchen/diner/family room and further door to guest cloakroom.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

GUEST CLOAKROOM Being reappointed with a white suite comprising a vanity wash hand basin, chrome mixer tap, with cupboards below, low flush WC, feature designer heated towel rail, radiator, tiled floor.

LOUNGE 14' 07" x 12' 07" (4.44m x 3.84m) With leaded double glazed bay window to front, down lighting, coving to ceiling, radiator.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM 20' 00" x 19' 01" max x 12' 04" min (6.1m x 5.82m Kitchen/dining area) Kitchen area having a bespoke matching range of high gloss wall and base units with worktop surfaces over, incorporating inset porcelain sink unit with mixer tap, with splash back surrounds, fitted gas hob, with extractor hood above, built in grill and oven beneath, integrated dish washer, integral fridge/freezer, space and plumbing for washing machine and tumble dryer, cupboard housing gas central heating boiler and double glazed window to rear, two double glazed windows to side and Karndean flooring continuing through to dining area. Dining area having space for dining table and chairs, feature designer radiator, coving to ceiling and opening through to family area with Karndean flooring, having double glazed windows to side and rear elevation, skylight, feature designer radiator and opaque double glazed stable style door giving access out to rear garden.

FIRST FLOOR LANDING Approached by a stair case passing double glazed window to side, airing cupboard housing hot water cylinder, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 15' 03" max x 10' 06" (4.65m x 3.2m) Having leaded double glazed window to front, coving to ceiling, radiator.

BEDROOM TWO 12' 04" x 10' 05" (3.76m x 3.18m) With double glazed window to rear, coving to ceiling, radiator.

BEDROOM THREE 10' 08" max x 4' 01" min x 9' 03" (3.25m x 2.82m) Having built in storage cupboard, coving to ceiling, radiator and double glazed window to front.

BEDROOM FOUR 9' 03" x 7' 00" (2.82m x 2.13m) With double glazed window to rear, coving to ceiling, radiator.

DESIGNER FAMILY BATHROOM Having being reappointed with a white suite comprising panelled bath with mixer tap, fitted shower screen with electric shower over, vanity wash hand basin with mixer tap with drawers beneath, low flush WC, designer heated towel rail/radiator combination, part complementary brick effect tiling to walls, down lighting, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a well maintained landscaped South facing rear garden with full width paved patio, with pathway and gated access to front, neat lawned garden area, with raised decked seating area, variety of shrubs and trees to perimeter, fencing to border.

DETACHED GARAGE 16' 06" x 9' 00" (5.03m x 2.74m) With automatic up and over doors to front, light and power, window to rear.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely availability for Three limited availability for EE, O2 & Vodafone and data likely availability for Three limited availability for EE & Vodafone and NONE for O2
 Broadband coverage -
 Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 40 Mbps. Highest available upload speed 8 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.

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