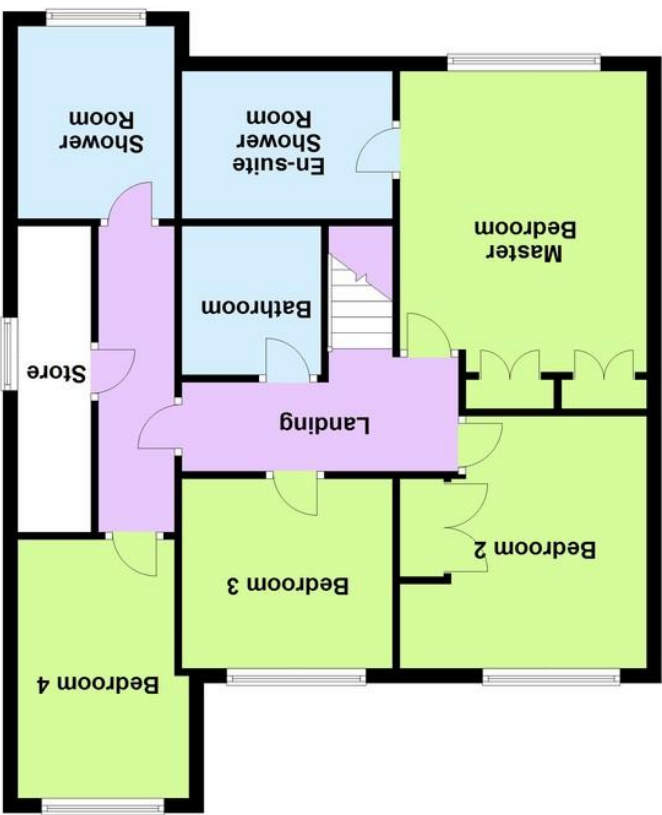
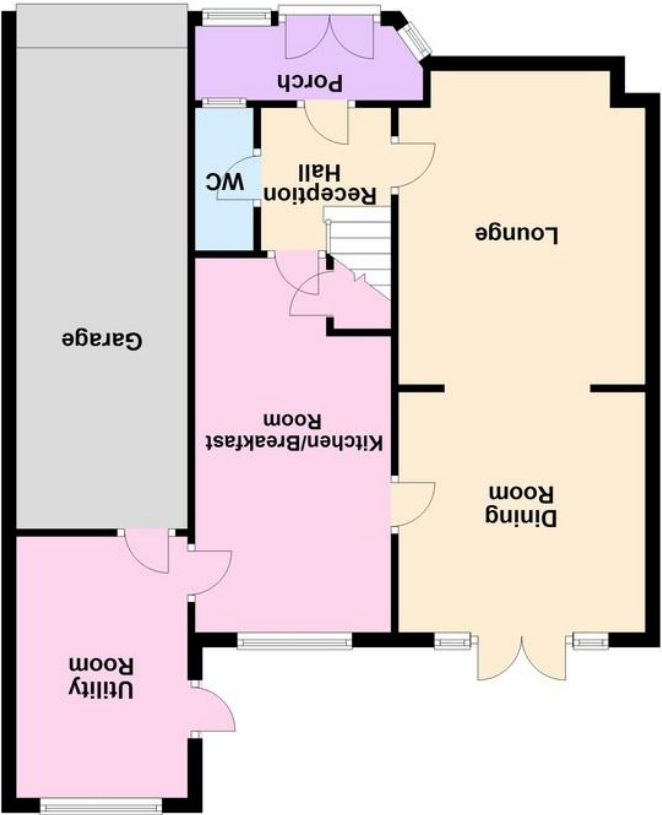


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

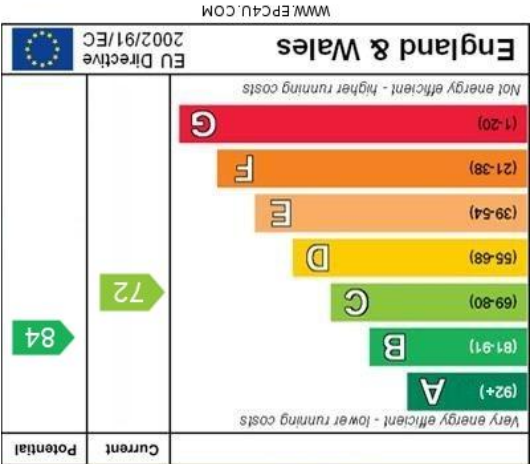


First Floor



Ground Floor

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 DECEPTIVELY SPACIOUS EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- ATTRACTIVE THROUGH LOUNGE/DINING ROOM
- SUPERBLY EXTENDED KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS - MASTER EN-SUITE
- FAMILY BATHROOM AND SEPARATE SHOWER ROOM
- GARAGE AND MULTI VEHICLE DRIVEWAY



6 Patterton Drive, Walmley, Sutton Coldfield, B76 1GQ

Offers In Excess of
£514,000



Property Description

SOUGHT AFTER LOCATION - This well presented extended detached family home located with easy access to public transport links and local amenities. Families will appreciate the nearby schools and the green spaces, including local parks, providing ample opportunities for recreational activities.

The superbly extended accommodation which has undergone many cosmetic improvements to a high specification through out and briefly comprises:- Enclosed porch leading through to the welcoming reception hallway with the guest wc off. To the heart of the home is the comprehensively fitted kitchen/breakfast room, designed with an open-plan layout. It provides ample space for dining and features sleek marble countertops, creating a modern and stylish cooking space and in addition there is a spacious utility room off. The through lounge/dining room is a delightful space, offering a serene view of the garden and direct access to it. This room is perfect for relaxing or entertaining, with plenty of light flooding in from the garden area.

To the first floor the property is the master bedroom with an en-suite for privacy and convenience. There are two additional bedrooms with double beds and a fourth bedroom featuring a single bed, all designed to offer comfort and functionality. The property benefits from well-appointed family bathroom and a separate family shower perfect for families with a busy morning routine.

Outside to the front the property is set back behind a multiview driveway giving access to the good sized garage and to the rear is a good sized well maintained secluded rear garden.

In conclusion, this property offers a perfect blend of modern interiors, unique features and an ideal location. A viewing is highly recommended to fully appreciate this exceptional home.

Outside to the front the property is set well back from the road behind a full width multi vehicle block paved driveway, providing ample off road parking, with pathway leading round to the side of the property with gated access to rear, external lighting and driveway giving access to the garage.

ENCLOSED PORCHWAY Approached by a leaded double glazed French doors with matching side screens, tiled floor and wall light points.

WELCOMING RECEPTION HALLWAY Being approached by a leaded double glazed entrance door with matching side screens, wood flooring, spindle staircase off to first floor accommodation and doors off to lounge, kitchen/breakfast room and guest cloakroom.

GUEST CLOAKROOM Being reapointed with a white suite comprising wash hand basin set on a pedestal, chrome water fall mixer tap, low flush WC, part complementary tiling to walls, chrome ladder heated towel rail, leaded opaque double glazed window to front elevation.

LOUNGE 16' 05" into bay x 11' 05" (5m x 3.48m) Focal point to room is a feature marble fireplace with surround and hearth with inset living flame gas fire, coving to ceiling, walk in leaded double glazed bay window to front, radiator and opening through to dining area.

DINING AREA 11' 05" x 8' 01" (3.48m x 2.46m) Having coving to ceiling, space for dining table and chairs, leaded double glazed French doors giving access out to rear garden, with matching side screens, radiator and door through to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 16' 10" x 9' 04" (5.13m x 2.84m) Having being refitted with a bespoke range of Howdens high gloss wall and base units, with granite worktop surfaces over, incorporating granite sink unit with side drainer and mixer tap, integrated dish washer, integral fridge, fitted breakfast bar, radiator, down lighting, space for range cooker, with double extractor hood above, feature LED plinth lighting, Karndean floor, leaded double glazed window to rear elevation, radiator and door leading through to utility.

UTILITY ROOM 11' 09" x 7' 02" (3.58m x 2.18m) Having been refitted with a Howdens comprehensive matching range of wall and base units, with worktop surfaces over, incorporating sink unit with mixer tap and complementary brick effect tiled splash back surrounds, integrated ladder freezer, space and plumbing for washing machine, leaded double glazed window to rear, opaque leaded double glazed door giving access out to rear garden and pedestrian access door to garage and radiator.

FIRST FLOOR LANDING Being approached by staircase flowing from reception hallway with access to loft and doors off to bedrooms, bathroom and inner hallway.

MASTER BEDROOM 9' 11" x 14' 00" (3.02m x 4.27m) Having built in wardrobes, coving to ceiling, radiator, leaded double glazed window to front and door leading to en suite shower room.

EN SUITE SHOWER ROOM Being luxuriously reapointed with a white suite, comprising vanity wash hand basin with granite worktops with inset wash basin with chrome water fall mixer tap with cupboards below, fully tiled enclosed shower cubicle with mains fed shower over, low flush WC, full complementary tiling to walls, tiling to floor, chrome ladder heated towel rail, down lighting and opaque leaded double glazed window to front elevation.

BEDROOM TWO 11' 04" max x 11' 00" max x 8' 02" min (3.45m x 3.35m) Having a range of built in wardrobes, radiator and leaded double glazed window to rear elevation.

BEDROOM THREE 9' 11" x 7' 10" (3.02m x 2.39m) Having leaded double glazed window to rear, radiator, laminate flooring.

FAMILY BATHROOM Having being reapointed with a white suite, comprising panelled bath with chrome water fall mixer tap, vanity wash hand basin with chrome water fall mixer tap with cupboards beneath, low flush WC, full complementary cladding to walls, Karndean flooring, chrome ladder heated towel rail, down lighting and extractor,

INNER HALLWAY With doors leading off to walk in useful storage cupboard with radiator and shelving with opaque leaded double glazed window to side elevation and doors leading off to bedroom four and shower room.

BEDROOM FOUR 11' 07" x 6' 10" max x 6' 01" min (3.53m x 2.08m) With leaded double glazed window to rear, radiator.

FAMILY SHOWER ROOM Being reapointed with a four piece white suite comprising vanity wash hand basin with chrome mixer tap, with cupboards and drawers beneath, low level WC, bidet, walk in double shower cubicle with mains rain water shower over and shower attachment, tiled floor, radiator, down lighting, extractor and opaque double glazed window to front elevation.

OUTSIDE to the rear there is a good sized well maintained enclosed garden with full width paved patio leading to neat lawn with low maintenance borders, variety of shrubs and trees, fencing to perimeter, pathway with gated access to side, external lighting, security light, pathway extending to both sides of the property with gated access to front on either side.

GARAGE 22' 07" x 7' 07" (6.88m x 2.31m) Having automatic up and over door to front, light and power and pedestrian access door through to utility room. (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 likely availability for Vodafone limited availability for EE & O2 and None for Three and data no availability for O2 and limited availability for EE, Three & Vodafone.
Broadband coverage -
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 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 - 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.

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. 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