

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

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.

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Walmley | 0121 313 1991



- AN IMPRESSIVE FOUR/FIVE BEDROOM EXECUTIVE STYLE SEMI DETACHED
- ATTRACTIVE FAMILY LOUNGE
- SUPERB COMPREHENSIVELY FITTED OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- HOME OFFICE/GROUND FLOOR BEDROOM FIVE
- FOUR FIRST FLOOR BEDROOMS - MASTER WITH LUXURY RE-APPOINTED EN-SUITE
- MULTI VEHICLE DRIVEWAY

1 Carters Close, Walmley , B76 2TE

£485,000



Property Description

A MOST IMPRESSIVE FOUR/FIVE BEDROOM EXECUTIVE STYLE SEMI DETACHED HOUSE. Occupying this pleasant Cul-de-sac location conveniently situated for amenities including local shops and excellent schools in vicinity.

The substantially extended accommodation which has undergone many cosmetic improvements to a high specification throughout briefly comprises:- Entrance porch, welcoming reception hall, attractive family lounge, superb comprehensively fitted kitchen/diner/family room, utility, ground floor office/bedroom five, four first floor bedrooms master with luxury appointed en-suite and family bathroom. Outside to the front the property occupies this pleasant Cul-de-sac behind a multi vehicle block paved driveway. To the rear is a beautiful low maintenance landscaped rear garden with a multi functional garden room/gym. INTERNAL VIEWING OF THIS SUPERB PROPERTY IS ESSENTIAL FOR IT TO BE FULLY APPRECIATED.

Outside to the front the property occupies a large corner plot set back behind a multi vehicle block paved driveway providing ample off road parking.

ENCLOSED PORCH Being approached by a double glazed entrance door with feature tiled floor.

WELCOMING RECEPTION HALLWAY Being approached by an opaque double glazed reception door with tiled floor, bespoke glass staircase leading off to first floor accommodation, radiator, useful built in cloaks/storage cupboard, glazed door through to open plan kitchen/diner/family room and further door through to family lounge.

Focal point to the room being a feature plasma style remote control gas fireplace, with entertainment hub, with double glazed window to front.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM Kitchen 14' 1" x 10' 2" (4.29m x 3.1m) Kitchen area having a bespoke range of Howdens wall and base units with inset one and a half bowl composite sink unit with mixer tap and splash back surrounds, fitted five burner gas hob with extractor hood set in canopy above, two built in Neff ovens with built in grills above, integrated fridge and freezer, integral wine cooler, feature plinth LED lighting, down lighting, double glazed window to front and wood flooring continuing through to dining and family area. Diner/Family Room 28' 2" x 10' 9" (8.59m x 3.28m) Dining area having space for dining table and chairs, down lighting, double glazed window to rear, two feature designer radiators. Family area having space for corner sofa with feature quarry tiled wall and feature bi-folding doors giving access out to the rear garden. Door leading through to utility room.

UTILITY ROOM 8' 1" x 7' 0" (2.46m x 2.13m) Having a further matching range of high gloss wall and base units with worktop surfaces over, with space and plumbing for washing machine beneath, feature vertical radiator, cupboard housing gas central heating boiler, radiator, double glazed window to rear elevation and tiled floor leading through to multi functional home office/dining room/bedroom, double glazed window to front and door leading off to guest cloakroom.

HOME OFFICE/BEDROOM FIVE 12' 6" x 8' 1" (3.81m x 2.46m) Double glazed window to front, radiator, door to guest cloakroom and door to utility.

GUEST CLOAKROOM being reapointed with a white suite comprising vanity wash hand basin with chrome mixer tap, with cupboards beneath, tiled splash back surrounds, low flush WC, chrome ladder heated towel rail, tiled floor, extractor and down lighting.

LANDING Being approached via a bespoke glass staircase with useful built in linen storage cupboards, access to loft and doors off to bedrooms and bathroom.

MASTER BEDROOM SUITE 17' 9" x 10' 2" (5.41m x 3.1m) Having a bespoke fitted range of bedroom furniture, comprising 4 double wardrobes with cabin style storage cupboards above, further built in range of fitted storage cupboards and shelving with dressing table, radiator, down lighting, double glazed window to front and door through to en suite.

LUXURY RE-APPOINTED EN SUITE SHOWER ROOM Having a white suite with a designer vanity wash hand basin with a chrome mixer tap, low flush WC, full complementary tiling to walls and floors, fully enclosed shower cubicle with electric shower over, down lighting, chrome ladder heated towel rail, extractor and opaque double glazed window to side elevation.

BEDROOM TWO 13' 1" x 8' 3" (3.99m x 2.51m) Having double glazed window to rear elevation and radiator.

BEDROOM THREE 11' 3" x 10' 6" (3.43m x 3.2m) Having a range of fitted wardrobes, comprising two double wardrobes, two single wardrobes, further built in storage cupboard, radiator and double glazed window to front elevation.

BEDROOM FOUR 9' 6" x 8' 4" (2.9m x 2.54m) A comprehensive built in range of bedroom furniture, comprising double wardrobe, dressing table, shelving unit with cabin style storage cupboards below, built in storage cupboard and fitted cabin style bed with cupboards beneath, radiator, laminate flooring and double glazed window to front elevation.

LUXURY RE-APPOINTED DESIGNER FAMILY BATHROOM Having a four piece suite comprising double ended panelled bath with mixer tap, vanity wash hand basin with chrome mixer tap with drawers beneath, low flush WC, part complementary tiling to walls, tiled floor, fully tiled enclosed shower cubicle with electric shower over, down lighting, extractor, chrome ladder heated towel rail and two opaque double glazed windows to rear elevation.

OUTSIDE To the rear there is a landscaped Westerly facing, low maintenance rear garden with wrap around paved patio, gazebo with external electric heater, barbecue area, timber framed garden shed, electric power points and external lighting, low maintenance Astro turf lawn and cold water tap.

GARDEN ROOM/GYM 25' 11" x 8' 8" (7.9m x 2.64m) Approached via double glazed French doors there is a detached garden annex which is currently being used as a home gym, with down lighting, surround sound, double glazed windows to side and front elevation.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely availability for EE & Likely limited availability for O2 & Vodafone and data likely availability for Three limited availability for EE & VODAFONE and no availability for O2.

Broadband coverage -

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - 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

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