

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.

Please feel free to relay this to your Solicitor or License Conveyor.



Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed ..... Date .....



- A BEAUTIFULLY PRESENTED EXTENDED MODERN FOUR BEDROOM DETACHED HOUSE
- 4 MINUTE WALK TO NEWHALL VALLEY AND CHILDRENS PLAY GROUND
- SPACIOUS THROUGH LOUNGE/DINING ROOM\* SUPERB OPEN PLAN MODERN KITCHEN/DINER/FAMILY ROOM
- FOUR BEDROOMS - MASTER ENSUITE
- RE-APPOINTED FAMILY SHOWER ROOM



25 Aspen Close, Walmley, Sutton Coldfield, B76 2PA

£485,000





## Property Description

SITUATED CLOSE TO NEWHALL VALLEY COUNTRY PARK- This well presented extended four bedroom modern detached house is now occupying this prime location for families and couples alike and conveniently situated near public transport links, local amenities, and nearby schools. For outdoor enthusiasts, it is within 2 minutes walk of New Hall Country park with walking routes, and cycling routes. The extended accommodation is approached via an entrance porch and reception hallway with the guest cloakroom off, spacious through lounge/dining room and a superb open plan comprehensively fitted kitchen/diner/family room is perfect for entertaining guest and provides access to a low maintenance private garden for entertaining or relaxing.

To the first floor the property boasts four bedrooms the master bedroom which is a double with a private en-suite and built-in wardrobes, guaranteeing plenty of storage space. The second bedroom is also a double with a built-in wardrobe, while the third and fourth bedrooms are single rooms and the family shower room has been newly refurbished, offering a modern and sleek design.

Outside the property occupies this pleasant cul-de-sac set back behind a neat fore garden and driveway providing access off road parking with EV charging facilities and access to the garage with a utility to the rear which are significant bonuses for potential buyers. To the rear is a low maintenance landscaped rear garden ideal for relaxing or afternoon BBQ's

This property offers a blend of comfort and practicality, making it an ideal home for families or couples. Its unique features and prime location make it a standout choice. Don't miss this opportunity to own a stunning property in a highly sought-after area.

Outside to the front the property occupies a pleasant cul-de-sac position and is set back behind a full width multi-vehicle block-paved driveway giving access to the garage with EV charger, gated access to rear.

PORCH Being approached by a double glazed entrance door with matching side screens, wall light points.

WELCOMING RECEPTION HALLWAY Being approached by an opaque double glazed reception door with coving to ceiling, radiator, door through to lounge, dining room and further door through to guest cloakroom.

GUEST CLOAKROOM Being luxuriously reappointed with a white suite, comprising low flush WC, wash hand basin with mixer tap, part complementary tiling to walls, radiator, tiled floor and extractor.

THROUGH LOUNGE/DINING ROOM 26' 06" x 10' 04" (8.08m x 3.15m) Lounge Area: Focal point to room is a feature fire place, double glazed window to front, coving to ceiling, radiator, spindle turning stair access off to first floor accommodation, useful under stairs storage cupboard, opening through to dining room. Dining Room: Radiator, double glazed sliding patio door giving access to open plan kitchen/family room and further door through to kitchen area.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM 18' 03" x 9' 06" (5.56m x 2.9m) Kitchen Area: Having being refitted with a bespoke range of high gloss wall and base units with pullout racks maximising the cupboard space and work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and splash back surrounds, fitted induction hob with extractor hood above, built-in double oven, integrated dishwasher, recess for microwave, space for fridge/freezer, radiator, down lighting and opening through to open plan family dining room.

Dining Area: Being of part brick construction with double glazed windows to side and rear elevation, with solid, cosy roof over, tiled floor, space for dining table and chairs, space for sofa, double glazed French doors giving access to rear garden, double glazed door giving access to side, radiator and double glazed sliding patio door giving access through to lounge/dining room.

FIRST FLOOR GALLERIED LANDING Being approached by a spindled turning stair case with spindle balustrade, radiator, airing cupboard housing hot water cylinder and shelving and doors off to bedrooms and bathroom.

MASTER BEDROOM 15' 02" x 8' 10" (4.62m x 2.69m) Having an extensive range of fitted bedroom furniture, comprising two double wardrobes, two single wardrobes, bedside cabinets with cabin style storage cabinets over, chest of drawers, dressing table, two radiators, two double glazed windows to front and door leading through to en suite shower room.

EN SUITE SHOWER ROOM Having a white suite comprising low flush WC, vanity wash hand basin with mixer tap, cupboards beneath with part complementary tiling to walls, fully enclosed shower cubicle with electric shower over, extractor, radiator and opaque double glazed window to front elevation.

BEDROOM TWO 10' 05" x 8' 09" (3.18m x 2.67m) Having built-in double wardrobe, radiator and double glazed window to rear elevation.

BEDROOM THREE 8' 11" x 8' 09" (2.72m x 2.67m) Having built-in double wardrobe, radiator and double glazed window to rear elevation.

BEDROOM FOUR 7' 07" x 7' 01" (2.31m x 2.16m) Having radiator and double glazed window to front.



FAMILY SHOWER ROOM Being luxuriously reappointed with a white suite, comprising vanity wash hand basin with chrome mixer tap and drawers beneath, low flush WC, walk-in double shower cubicle with electronically controlled shower with two control points, complementary plastic cladding to walls, down lighting, extractor, chrome ladder heated towel rail and opaque double glazed window to side elevation.

OUTSIDE There is a well-maintained, low-maintenance landscaped rear garden with full-width paved patio, raised AstroTurf lawn with a variety of shrubs and trees to border, fencing to perimeter, to the top of the garden there is a paved seating area, pathway with gated access to front and garden shed, cold water tap, external power point and EV charging point.

GARAGE/UTILITY AREA 16' 01" x 7' 05" (4.9m x 2.26m) Having light and power, automatic up and over door to front, to the rear of the garage there is a utility area with space and plumbing for washing machine and further appliances and pedestrian access door to the rear garden. (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 Three & Vodafone limited availability for EE & O2 and data likely availability for Vodafone limited availability for EE, Three & O2

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

Broadband Type = Superfast Highest available download speed 78 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:- Virgin Media & 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, 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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