

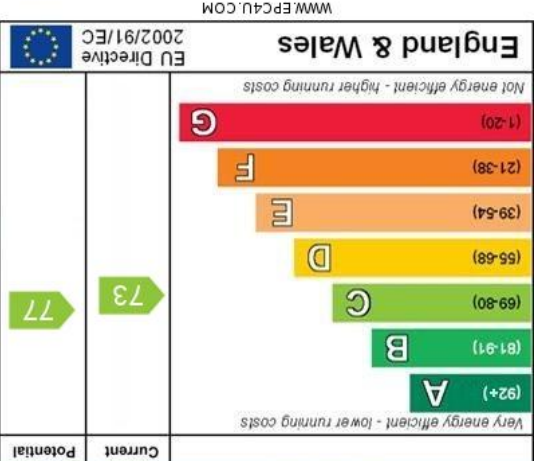
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Walmley | 0121 313 1991



- AN EXECUTIVE STYLE EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- FAMILY LOUNGE WITH EXTENDED FAMILY ROOM/DINING ROOM
- TWO HOME OFFICE AND SEPARATE DINING ROOM
- COMPREHENSIVELY FITTED BREAKFAST KITCHEN WITH UTILITY AND WC OFF
- FOUR BEDROOMS - MASTER WITH DRESSING ROOM & EN-SUITE



Seal Close, Walmley, Sutton Coldfield, B76 1FJ

£800,000





## Property Description

**HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION** -This four bedroom executive style detached family home occupying this sought after Cul-de-sac location, being within easy access to a range of excellent local schools in the vicinity and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The spacious extended accommodation which has undergone many cosmetic improvements to a high specification throughout briefly comprises welcoming reception hallway, guest wc, attractive family lounge, superb open plan family room, with separate dining room off, comprehensively fitted kitchen breakfast room, home office, utility room, multi functional second reception room which can be used as a further office or play room, landing, four first floor bedrooms - master luxury reappointed en-suite dressing room and shower room, bedroom two and three with Jack 'n' Jill Ensuite and well appointed family bathroom. Outside to the front the property is set well back from the road behind a multi vehicle block paved driveway providing ample off road parking with access to the double garage and to the rear is a large secluded rear garden. Early internal viewing of this property is highly recommended and in more detail the accommodation comprises:

Outside to the front the property occupies a commanding position on this most sought after cul de sac location and is set well back from the road behind a multi vehicle crete print driveway providing ample off road parking, lawned to rear garden with a variety of shrubs and trees, external lighting and gated access to rear and access to the double garage.

**PORCH ENTRANCE**Being approached by a leased double glazed entrance door with matching side screens.

**WELCOMING RECEPTION HALLWAY** Being approached by a glazed reception door with matching side screens with Karndean flooring, spindle staircase off to first floor accommodation with useful under stairs storage cupboard and doors off to home office and other rooms.

**STUDY/MULTI FUNCTIONAL PLAY ROOM** 12' 02" x 7' 01" (3.71m x 2.16m) Having double glazed window to side, radiator.

**GUEST CLOAKROOM** Having a white suite comprising pedestal wash hand basin, low flush WC, full complementary tiling to walls and floor, radiator and extractor.

**LOUNGE** 16' 04" x 13' 00" (4.98m x 3.96m) Focal point to the room is a feature fireplace with surround and hearth, fitted with living flame gas fire, coving to ceiling, radiator, walk in leaded double glazed window to front and double inter communicating doors leading through to extended open plan family room.

**FAMILY ROOM** 21' 01" x 13' 00" (6.43m x 3.96m) Having down lighting, double glazed windows to side and rear elevations, double glazed French doors giving access out to rear garden, Karndean flooring, radiators, double inter communicating doors through to dining room and further door through to kitchen/breakfast room.

**DINING ROOM** 14' 07" x 10' 02" (4.44m x 3.1m) Being a dual aspect room with double glazed window to front, double glazed sliding patio door giving access to rear garden, space for dining table and chairs, coving to ceiling and radiator.

**KITCHEN/BREAKFAST ROOM** 15' 06" x 8' 10" (4.72m x 2.69m) Having comprehensive matching range of wall and base units with worktop surfaces over, incorporating inset stainless steel sink unit with mixer tap and complementary brick effect tiled splashback surrounds, fitted Bosch gas hob with splash hob and extractor hood above, built in Bosch double oven, integrated Bosch dish washer, fitted Samsung American style fridge/freezer, fitted breakfast bar with cupboards below, radiator, down lighting, two double glazed window to rear elevation and door leading through to utility room.

**UTILITY ROOM** 7' 10" x 7' 00" (2.39m x 2.13m) Having a further matching range of wall and base units with worktop surfaces over, incorporating stainless steel sink unit with mixer tap and complementary brick effect tiled splashback surrounds, space and plumbing for washing machine and further appliance, wall mounted gas central heating boiler, double glazed window to rear and radiator and opening through to lobby.

**LOBBY** Having double glazed door giving access out to rear garden and further door to study/multi functional play room.

**HOME OFFICE** 11' 11" x 8' 02" (3.63m x 2.49m) Having a fitted range of furniture, comprising desk with drawers and cupboards, further useful built in double cupboards, laminate flooring, radiator and double glazed window to front elevation.

**FIRST FLOOR LANDING** Being approached by a spindle staircase from reception hallway, with access to loft, useful built in storage cupboard and doors off to all rooms.

**MASTER BEDROOM** 14' 04" x 13' 02" (4.37m x 4.01m) Having leaded double glazed window to front, radiator, opening through to dressing room.

**DRESSING ROOM** 9' 09" x 8' 08" (2.97m x 2.64m) Having further leaded double glazed window to front, having a comprehensive fitted range of bedroom furniture, comprising two double wardrobes and three single wardrobes, chest of drawers, radiator, down lighting and door through to en suite bathroom.

**LUXURY REAPPOINTED EN SUITE BATHROOM** 10' 01" x 5' 06" (3.07m x 1.68m) Having a four piece suite comprising panelled bath with mixer tap, vanity wash hand basin with mixer tap and cupboards, close coupled low flush WC, full complementary tiling to walls, fully tiled walk in double shower, with shower over, down lighting, extractor, radiator.

**BEDROOM TWO** 15' 00" x 11' 02" (4.57m x 3.4m) Having a range of built in wardrobes with shelving and hanging rail, radiator, further useful built in wardrobe, radiator, leaded double glazed window to front and door leading through to Jack and Jill en suite shower room,

**JACK AND JILL EN SUITE SHOWER ROOM** 10' 05" x 4' 09" (3.18m x 1.45m) Being luxuriously refitted and comprising aa wash hand basin with mixer tap, and cupboards below, vanity sink unit, low flush WC, full complementary tiling to walls, chrome ladder heated towel rail, leaded opaque double glazed window to front, fully tiled enclosed shower cubic with electric shower, opaque leaded double glazed window to front and door leading to bedroom three.

**BEDROOM THREE** 16' 00" x 9' 11" (4.88m x 3.02m) Having a range of fitted wardrobes with shelving and hanging rail, further useful built in wardrobe, radiator and two double glazed windows to rear elevation.

**BEDROOM FOUR** 9' 10" x 9' 00" (3m x 2.74m) Having double glazed window with views over rear garden, a range of built in wardrobes with sliding mirrored door, radiator.

**FAMILY BATHROOM** Being reappointed with a white suite, comprising vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, panelled bath with electric shower over, full complementary tiling to walls, radiator and opaque double glazed window to rear elevation.

**OUTSIDE** To the rear there is a large, private, mature garden with full width paved patio, garden having an abundance of shrubs and trees, fencing and hedgerow to perimeter, timber framed garden shed, external lighting, cold water tap, power and pathway with gated access to front, access to the double garage.

**DOUBLE GARAGE** 17' 07" x 15' 08" (5.36m x 4.78m) With automatic up and over door to front, light and power and pedestrian access door to rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band G Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage for:  
EE O2 & Vodafone Good (outdoor only) Limited indoor coverage

Three Variable in-home, good outdoor

Broadband coverage -  
Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 17 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area :- Opebreach, Virgin Media & City Fibre

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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