

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



LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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
- ATTRACTIVE LOUNGE AND SEPARATE DINING ROOM
- SUPERBLY EXTENDED OPEN PLAN KITCHEN/DINER/FAMILY ROOM

Sir Alfreds Way, New Hall, Sutton Coldfield, B76 1ES

Offers In Excess Of
£850,000



Property Description

RECENTLY UNDERGONE MANY COSMETIC IMPROVEMENTS TO A HIGH SPECIFICATION THROUGH OUT - This beautifully presented four bedroom extended executive style detached family home to occupying this sought after 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 architect design and an interior designer specification throughout. briefly comprises:- enclosed porch, welcoming reception hallway, guest wc, attractive family lounge, formal dining room, superbly extended open plan comprehensively fitted kitchen/diner/family room, utility room, landing, four first floor bedrooms - impressive master bedroom with en-suite dressing and luxury re-appointed en-suite bathroom, bedroom two with En-suite 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 the road, set back behind a well maintained, landscaped fore garden, with shrubs and trees, gated access to rear, multi vehicle block paved driveway providing off road parking and access to the double garage and external lighting.

ENCLOSED PORCH Approached via double glazed French doors with porcelain tiled floor.

WELCOMING RECEPTION HALLWAY Being approached by timber glazed double doors with porcelain tiled floor, spindle stair case leading off to first floor accommodation with useful under stairs storage cupboard, radiator, two double glazed windows to front, down lighting and door off to guest cloakroom, open plan kitchen/diner/family room and family lounge.

GUEST CLOAKROOM Having Villeroy Bosch sanitary ware suite comprising pedestal wash hand basin with chrome mixer tap with splash back surrounds, low flush WC, porcelain tiled floor, radiator, extractor and opaque double glazed window to front elevation.

LOUNGE 16' 05" x 13' 00" (5m x 3.96m) Having walk in double glazed bay window to the front with down lighting, the focal point to the room is a feature, plasma style electric fire place, coving to ceiling, wall light points, porcelain tiled floor, two radiators and inter communicating doors leading through to dining room.

FORMAL DINING ROOM 16' 06" x 12' 09" (5.03m x 3.89m) The focal point to the room is a feature double glazed bay window, offering panoramic views over rear garden, four radiators and space for dining table and chairs and door leading to open plan kitchen/diner/family room.

SUPERBLY EXTENDED OPEN PLAN KITCHEN/DINER/FAMILY ROOM

KITCHEN AREA 16' 03" x 12' 00" (4.95m x 3.66m) Having a matching range of base units with granite work top surfaces over, incorporating double sink unit with mixer tap and glass splash back surrounds, fitted induction hob with gas burner, with Neff double extractor hood over, built in Neff dual fan assisted ovens, space for dish washer, integrated wine cooler, further matching range of wall and base units, down lighting, feature double glazed window over looking rear garden, porcelain tiled floor with underfloor heating leading through to family and dining area.

FAMILY AND DINING AREA 19' 05" x 8' 11" (5.92m x 2.72m) Having space for dining table and chairs, space for sofa, useful built storage cupboard, down lighting, two double glazed French doors giving access out to rear garden and door leading through to utility room.

UTILITY ROOM 6' 07" x 6' 03" (2.01m x 1.91m) Having base units with work top surfaces over incorporating sink unit with mixer tap, space and plumbing for washing machine and further appliance, porcelain tiled floor with underfloor heating, wall mounted gas central heating boiler, double glazed door giving access out to rear garden and pedestrian access door leading out to double garage.

DOUBLE GARAGE 17' 06" x 15' 06" (5.33m x 4.72m) Remote controlled roller shutter door to front, central heating pressurised water cylinder with header tank, light and power and pedestrian access door through to utility room.

LANDING Being approached by a spindle stair case from reception hallway, access to loft, built in storage cupboard and doors off to all rooms.

SUPERB MASTER BEDROOM SUITE 23' 02" x 21' 01" (7.06m x 6.43m) Having double glazed with beautiful, panoramic views over the rear garden, three low level central heating radiators and two further radiators, a range of fitted bedroom furniture, comprising dressing table and drawers, down lighting, and frosted glazed doors leading through to dressing room and en suite.

DRESSING ROOM 15' 05" x 6' 11" (4.7m x 2.11m) Having being extensively refitted with a range of fitted wardrobes with drawers and shelving units with hanging rails, further built in double wardrobes with hanging rail, mirror doors, down lighting, extractor, radiator.

RECENTLY REFURBISHED EN SUITE BATHROOM 18' 11" x 7' 01" (5.77m x 2.16m) Having being refitted with a Villeroy Bosch white suite, with his and hers vanity sink unit with chrome mixer taps and drawers beneath, inset double ended bath with tiled surrounds, mixer tap and retractable shower equipment, floating low flush WC, walk in double shower with mains fed shower over and glass sliding door, full complementary porcelain tiling to walls, down lighting, chrome ladder heated towel rail, low level central heating radiator and walk in double glazed bay window to front, non slip tiled floor.

BEDROOM TWO 13' 03" x 12' 04" (4.04m x 3.76m) Having a range of fitted bedroom furniture comprising chest of drawers, dressing table, bedside cabinet, built in double wardrobe with shelving and hanging rail, radiator, down lighting and double glazed window to front elevation, door through to en suite shower room.

EN SUITE SHOWER ROOM Having a white suite comprising vanity wash hand basin with chrome mixer tap with cupboards



beneath, low flush WC, walk in double shower cubicle with mains fed shower over, full complementary tiling to walls and floor, ladder heated towel rail and opaque double glazed window to rear elevation.

BEDROOM THREE 12' 01" x 11' 01" (3.68m x 3.38m) Having built in wardrobe, radiator and double glazed window to front elevation.

BEDROOM FOUR 9' 10" x 9' 00" (3m x 2.74m) Having double glazed window with views over the rear garden, radiator.

FAMILY BATHROOM Being luxuriously reappointed with a suite comprising inset double ended bath with mixer tap with mains fed shower over, wash hand basin with chrome mixer tap, low flush Villeroy Bosh WC, full complementary tiling to walls and floor, down lighting, coving to ceiling, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a beautifully maintained, landscaped good sized rear garden laid mainly to lawn with full width wrap around paved patio, pathway leading to further sun terrace at the top of the garden variety of shrubs and trees, external lighting and feature garden lamp post, electric points and pathway with gated access to front.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE & Vodafone Good outdoor, variable in-home

O2 Good outdoor

Three Good outdoor and in-home

Broadband coverage -

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 56 Mbps. Highest available upload speed 16 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- City Fibre, 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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