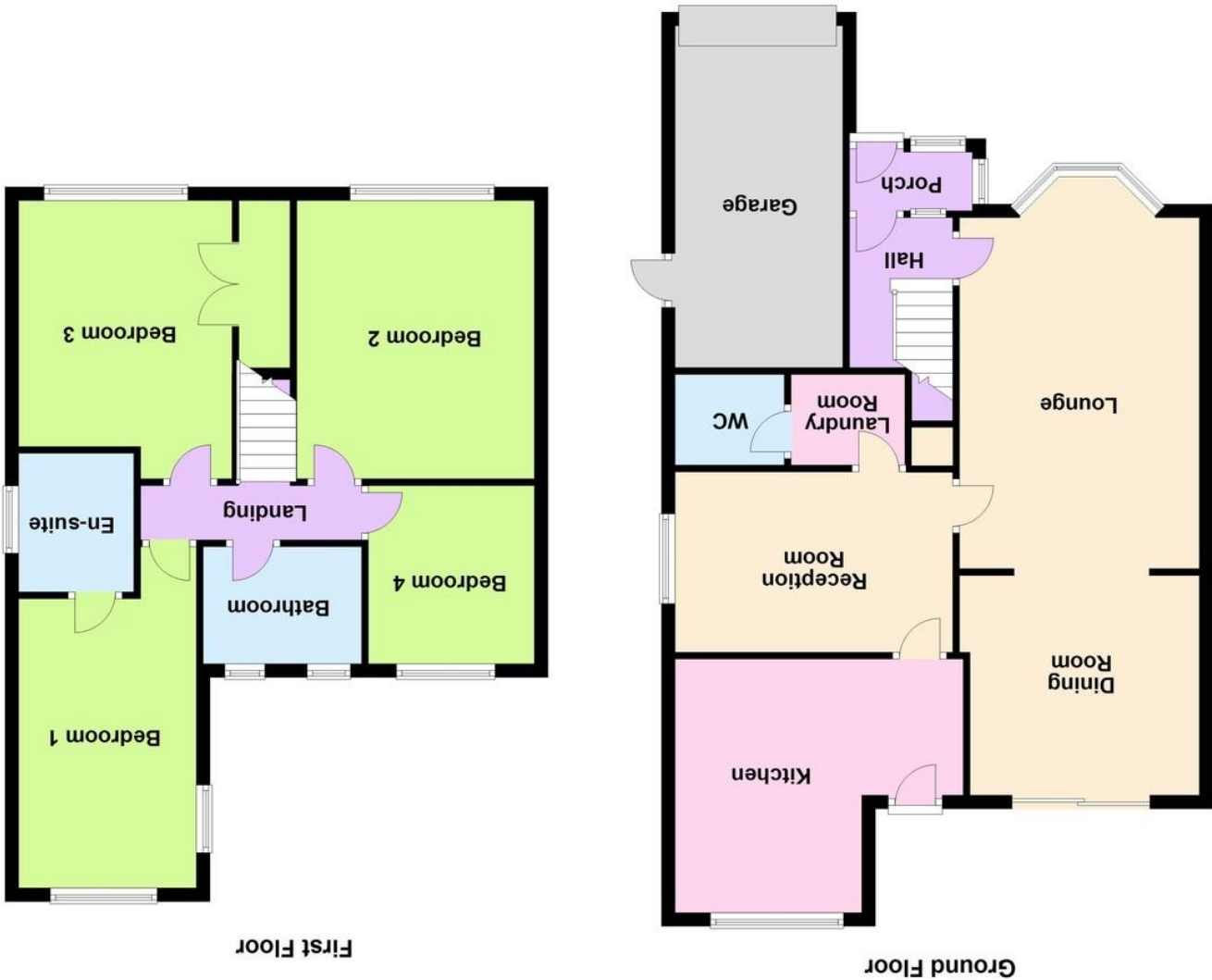


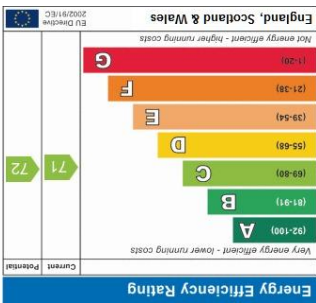
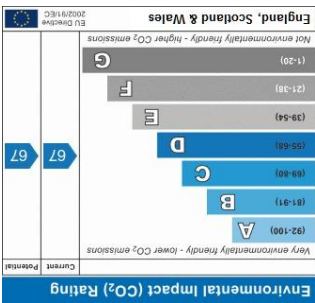
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Extended Spacious Detached Home
- Four Bedrooms
- Lounge / Dining Room
- Third Reception Room
- Extended Kitchen
- Laundry Room
- Solar Panels



Anton Drive, Minworth, Sutton Coldfield, B76 1XG

£380,000





## Property Description

This extended spacious four bedroom detached family home is set in close proximity to Walmley Infant and Junior School, local amenities and main roads. The property briefly comprises of entrance porch, hall, lounge / dining room, guest cloakroom, third reception room, extended kitchen, laundry room, four bedrooms (master with en-suite), family bathroom, gardens to front and rear, off road parking and garage. The property also benefits from having solar panels and in more detail the accommodation comprises:

**ENTRANCE PORCH** Having double glazed door to front, double glazed window to front and side, wall light and door to hall.

**HALL** Having double glazed door to front, double glazed window to front, single radiator, stairs to first floor landing and ceiling light point.

**LOUNGE** 17' x 11' 8" (5.18m x 3.56m) Having double glazed bay window to front, three wall lights, one picture light, coving, living flame gas fire with marble hearth and back, wood surround, double radiator and open archway to dining room.

**DINING ROOM** 11' 2" x 8' 10" (3.4m x 2.69m) Having double glazed patio door to rear, double radiator, ceiling light point, two wall lights and coving.

**THIRD RECEPTION ROOM** 13' x 8' 4" (3.96m x 2.54m) Having double glazed window to side, doors to laundry room and kitchen, under stairs storage, double radiator and ceiling light point.

**KITCHEN** 11' 5" x 8' 8" (3.48m x 2.64m) Fitted with a matching range of wall and floor base storage units, double glazed window to rear, double glazed door to rear, one and a half bowl sink, roll top work surfaces, under unit lighting, tiled splash backs, tiled floor, double electric oven, gas hob with cooker hood over, integral fridge and freezer, single radiator and three ceiling light points.

**LAUNDRY ROOM** 4' 3" x 4' 5" (1.3m x 1.35m) Having door to guest cloakroom, plumbing for automatic washing machine, roll top work surfaces and down lighting to ceiling.

**WC** Having low level WC, vanity wash hand basin, full tiling to walls, tiled floor, heated chrome towel rail and down lighting to ceiling.

**FIRST FLOOR LANDING** Having loft access, ceiling light point and doors to:

**BEDROOM ONE** 13' x 8' 6" (3.96m x 2.59m) Having double glazed windows to side and rear, single radiator, ceiling light point and door to en-suite.

**EN-SUITE** Having double glazed window to side, shower cubicle, vanity wash hand basin, low level WC, full tiling to walls, tiled floor, heated chrome towel rail, extractor fan and down lighting to ceiling.

**BEDROOM TWO** 11' 8" x 11' 6" (3.56m x 3.51m) Having double glazed window to front, single radiator and ceiling light point.

**BEDROOM THREE** 10' 5" x 10' (3.18m x 3.05m) Having double glazed window to front, built-in wardrobe over stairs, single radiator and ceiling light point.

**BEDROOM FOUR** 8' 7" x 7' 10" (2.62m x 2.39m) Having double glazed window to rear, single radiator and ceiling light point.

**BATHROOM** Having two double glazed windows to rear, panelled bath, shower cubicle, vanity wash hand basin, low level WC, full tiling to walls, tiled floor, extractor fan, heated chrome towel rail, under floor heating and down lighting to ceiling.

### OUTSIDE

**REAR GARDEN** Having paved patio leading to lawn, borders with shrubs and plants, further paved patio area and fence surrounding.

**FRONT** Having lawn, shrubs and plants and ample paved off road parking leading to garage.

**GARAGE** 16' 7" x 8' 2" (5.05m x 2.49m) With up and over door, single glazed door to side, power, light and ceiling heating boiler.

**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.