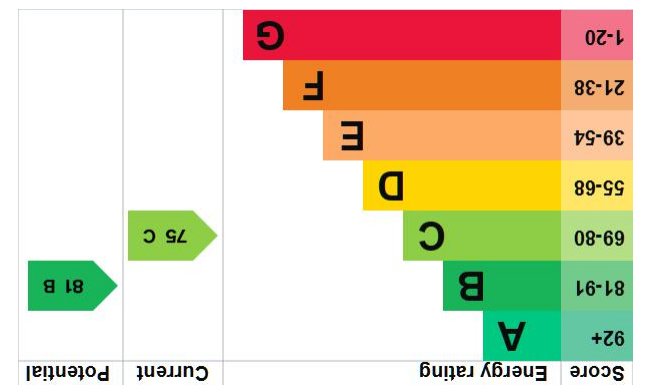


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



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- 7 BED DETACHED HOME PLUS SEPARATE DETACHED ANNEX TO THE REAR
- WHAT A FANTASTIC OPPORTUNITY
- GOOD SIZE PLOT WITH IN/OUT DRIVE PLUS ADDITIONAL ENCLOSED DRIVEWAY

Sutton Road, Walsall, WS5 3AZ

Offers In Region Of
£900,000

Property Description

What an opportunity! This superb detached property has the advantage of a self-contained detached annex set in the rear garden. All rooms throughout the home are of very generous proportions and are arranged over two floors to create very flexible family accommodation of considerable appeal to multi-generational buyers. Having gas central heating and double glazing, the property stands behind an in and out driveway to the front plus additional gated driveway parking and a large garage. Being very well located for local schools and university, public transport, the national motorway network, shopping and recreational needs plus being easily accessible to open countryside, the property needs to be viewed. In more detail the accommodation comprises:

CANOPY PORCH With double glazed side windows, double glazed double doors leading through to:-

RECEPTION HALL 28' 3" x 12' 9" (8.61m x 3.89m) With Karndean flooring, two radiators, central staircase leading off and two storage cupboards either side of the front doors.

L-SHAPED LOUNGE 26' x 25' max 13' in (7.92m x 7.62m max 3.96m min) With engineered wooden flooring, two radiators, two double glazed windows, door to hall and bi-fold doors leading through to:-

CONSERVATORY 17' 1" x 16' (5.21m x 4.88m) With tiled flooring, double glazed windows and double French doors to rear, electric roof blinds and electrically operated velux opening window, radiator and double glazed double doors leading through to:-

FITTED KITCHEN 10' 9" x 15' 10" (3.28m x 4.83m) With units having black granite work surfaces and white fronts incorporating an island unit, comprehensive range of base cupboards, drawers units, pull out larder units, dual fuel range cooker with extractor over, wine chiller, dishwasher, free standing American style fridge freezer, microwave, engineered flooring and open archway leading through to:-

DINING ROOM 11' 9" x 12' 10" (3.58m x 3.91m) With matching flooring, radiator, double glazed window, further base cupboard units with black granite work surfaces, internet phone point and part glazed double doors leading through to the hallway.

BEDROOM ONE 18' 8" into bay x 12' 8" (5.69m x 3.86m) With double glazed bay window to front, radiator and fitted wardrobe with sliding doors.

BEDROOM TWO 13' 4" into bay x 13' (4.06m x 3.96m) With double glazed bay window, radiator and double glazed side window.

BATHROOM With tiled flooring and walls, Jacuzzi style bath, twin wash basins, low level WC, bidet, ladder style radiator, under floor heating and illuminated mirrored cabinets.

DRESSING ROOM 12' x 11' 9" (3.66m x 3.58m) With fitted clothes railing to all sides.

UTILITY ROOM 9' 3" x 9' 7" in (2.82m x 2.92m) With double glazed window and exterior door to rear, work surface with space under for washing machine and space for tumble dryer, radiator and door to the garage.

SEPARATE WC With low level WC and double glazed window

GARAGE 19' 10" x 13' 1" (6.05m x 3.99m) With electric roller shutter door, double glazed side window, wall mounted gas fired central heating boiler. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicle requirements)

FIRST FLOOR

GALLERIED LANDING 15' x 12' 10" (4.57m x 3.91m) With double glazed double doors leading through to roof terrace, two fitted wardrobes and radiator.

BEDROOM THREE 14' 3" x 12' 10" (4.34m x 3.91m) With radiator and double glazed window to front.

BEDROOM FOUR 13' 7" x 13' (4.14m x 3.96m) With radiator and double glazed window to front.

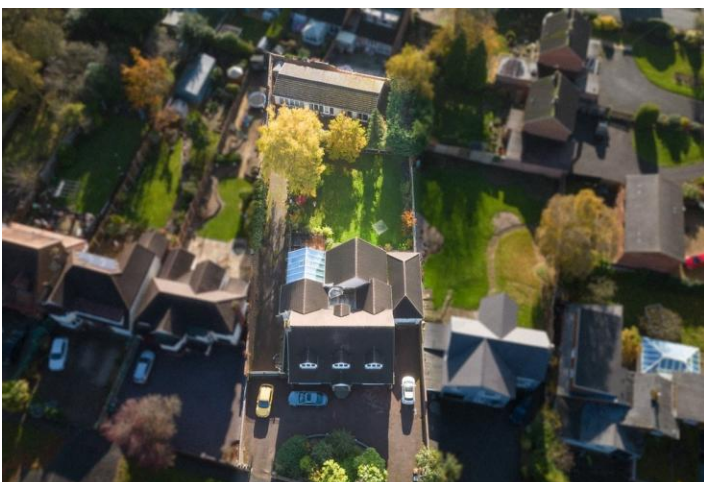
BEDROOM FIVE 10' x 13' 4" (3.05m x 4.06m) With radiator and two double glazed side windows.

BEDROOM SIX 8' 7" x 13' (2.62m x 3.96m) With radiator and double glazed window to front.

SHOWER ROOM With tiled flooring, ladder radiator, part tiled walls, double glazed window, under floor heating, large shower compartment, low level WC, vanity cupboards, wash basin with mirror over a nd cabinet.

OUTSIDE The house stands behind an in and out driveway with a walled fore garden with railings above a variety of inset shrubs. There are double gates to the left hand boundary through to an enclosed driveway area which provides access to the annex. The rear garden is predominately lawned with inset shrubs, patio area and further garden area beyond and has a combination of brick walling and fenced surrounds. There is a shed and summerhouse that will remain.

DETACHED ANNEX This is on the main house services supply and rates but there is no gas installed to the annex. There is independent access to the annex via the side gates.



KITCHEN 9' 5" x 12' 5" (2.87m x 3.78m) With tiled flooring, double glazed front door and two double glazed windows. Fitted with a range of units incorporating ceramic Belfast sink, base cupboards and drawers, wooden work surfaces and door leading through to:-

SPACIOUS LOUNGE 19' 5" x 16' 3" (5.92m x 4.95m) With two sets of double glazed sliding patio doors, electric fire and surround, electric heater and wooden flooring.

HALLWAY 18' 5" x 5' 4" (5.61m x 1.63m) Providing access through to:-

BEDROOM 11' 6" x 13' 1" (3.51m x 3.99m) plus wardrobes With fitted wardrobes, dressing unit, electric heater, double glazed window and double French doors to the front.

STUDIO 6' 8" x 13' 1" (2.03m x 3.99m)

SHOWER ROOM With tiled flooring, double glazed window, a suite comprising high level WC, wash basin with vanity unit, separate shower compartment with electric shower over and electric heater.

AGENTS NOTE The vendors have confirmed the property has a burglar alarm and security lighting.

Council Tax Band G Walsall Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - limited voice available for O2 and Vodafone and no data available for EE, Three, O2 and Vodafone.

Broadband coverage:-
 Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.
 Broadband Type = Superfast Highest available download speed 76 Mbps. Highest available upload speed 20 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.
 Networks in your area - 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.

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.

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