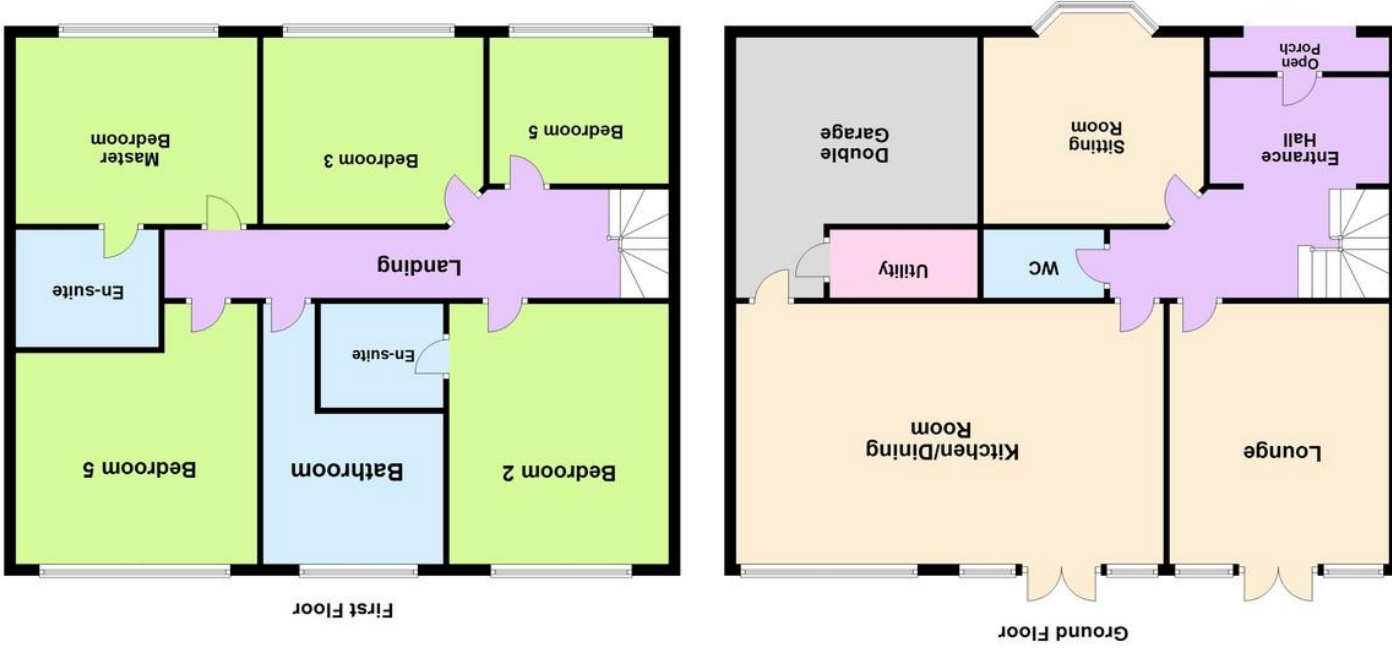
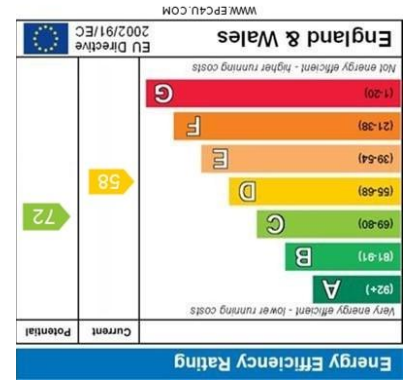


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Boldmere | 0121 321 3991



- FIVE BEDROOM DETACHED HOME
- WELCOMING ENTRANCE HALL
- OPEN PLAN KITCHEN/LIVING AREA
- SPACIOUS REAR GARDEN
- LARGE DRIVEWAY

Birmingham Road, Sutton Coldfield,
 Birmingham, B72 1DJ

Offers Over £800,000



Property Description

Welcome to this immaculate and spacious detached property that is perfect for families. Situated in a desirable location with excellent public transport links and local amenities nearby, this property offers convenience and comfort. This stunning property boasts a modern, open-plan kitchen with a kitchen island and dining space, perfect for entertaining guests or enjoying family meals together. The kitchen is equipped with modern appliances, ensuring convenience and functionality. The property features three reception rooms, one of which provides access to a beautiful garden. The open-plan design allows for seamless flow between the indoor and outdoor living spaces, creating a harmonious atmosphere. With five bedrooms, this property offers ample space for a growing family. The master bedroom is a true sanctuary, complete with its own en-suite bathroom and built-in wardrobes. This bedroom is flooded with natural light, creating a bright and airy atmosphere. Outside, the property offers parking space, ensuring ease and security for homeowners. The well-maintained garden provides a tranquil space to relax and enjoy the outdoors.

In summary, this beautiful detached property offers modern living spaces, ample bedrooms, and a convenient location for families. Don't miss the opportunity to make this your dream home. Contact us today to arrange a viewing.

ENTRANCE HALL Decorative arch to approximately half way point, newel and balustrade staircase to first floor, tiled floor, door into under stairs store cupboard, further doors into sitting room, lounge and open plan kitchen/living area.

SITTING ROOM 16' x 12' 10" (4.88m x 3.91m) Double glazed bay window to front, spotlights to ceiling, radiator and power points.

LOUNGE 23' 9" x 15' 3" (7.24m x 4.65m) Double glazed windows to rear including double opening doors to garden, double glazed roof light, mini spotlights to far rear, wall mounted living flame effect fire, radiator and power points.

KITCHEN/DINING ROOM 23' 11" x 24' 10" (7.29m x 7.57m) A superb open plan kitchen/living area comprehensively fitted with a range of black and white high gloss units to include fitted island with storage below and fitted breakfast bar, five ring gas hob with extractor hood, further wall and base units, two electric ovens and fitted microwave and warming plate, integrated dish washer, stainless steel one and half bowl sink and etched drainer, tiling to floor, radiator, spotlights to ceiling and double glazed roof light.

WC 4' 1" x 6' 11" (1.24m x 2.11m) White close coupled WC, wash hand basin set into a vanity unit, stylish tiling to part walls and floor, automatic lighting, chrome ladder style radiator/towel rail

LANDING Providing access to all bedrooms and family bathroom.

MASTER BEDROOM 16' 3" x 11' 7 min" (4.95m x 3.53m) A wonderful master bedroom with double glazed window to front, radiator, spot lights to ceiling, vanilla and mocha fitted bedroom furniture with lighting above, spot lights to ceiling door into en suite.

MASTER EN SUITE 6' 10" x 8' 4" (2.08m x 2.54m) A superb full bathroom with a white suite comprising spa bath with shower attachment and waterfall tap, wash hand basin set into a vanity unit with waterfall tap, low level WC and double sized shower cubicle with overhead shower, chrome ladder style radiator towel rail, elegant tiling to walls and floor, spot lights to ceiling.

BEDROOM TWO 15' 1" x 12' 11" (4.6m x 3.94m) A spacious double bedroom with double glazed window to rear, built-in wardrobe system with dressing table, spot lights to ceiling, radiator door into en suite.

EN SUITE 4' 10" x 6' 7" (1.47m x 2.01m) Having monochromatic shower cubicle with multifunctional shower and rinsing aid, circular wash hand basin set into a vanity unit, close coupled WC, coiled chrome ladder style radiator towel rail, spot lights to ceiling, monochromatic theme, tiling to walls and floor.



BEDROOM THREE 12' 10" x 12' 7" (3.91m x 3.84m) A further double bedroom with double glazed window to front, radiator, coving to ceiling, built-in furniture to one side including store cupboard.

BEDROOM FOUR 11' 3" x 13' 8" (3.43m x 4.17m) A fourth double bedroom with double glazed window to rear, built-in wardrobe system to one side, spot lights to ceiling, radiator and power points.

BEDROOM FIVE 9' 4" x 10' 5" (2.84m x 3.18m) Having double glazed window to front, radiator, built in wardrobes with overhead storage and power points.

BATHROOM 11' 9" x 9' 6" (3.58m x 2.9m) An oversized spa bath with overhead shower and two rinsing aids, feature wash hand basin displayed on a vanity unit, low level WC, stylish tiling to walls and floor, radiator, double glazed leaded light window to rear and ceiling spotlights.

Council Tax Band F - Birmingham City Council

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

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.

Broadband Type = Superfast Highest available download speed 74 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 - Openreach, Virgin Media

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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