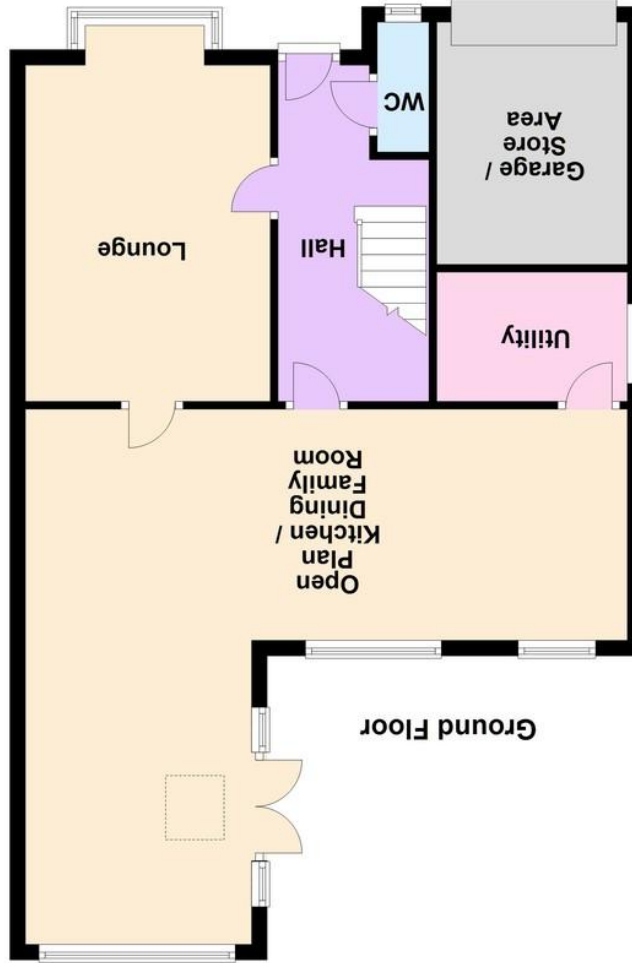
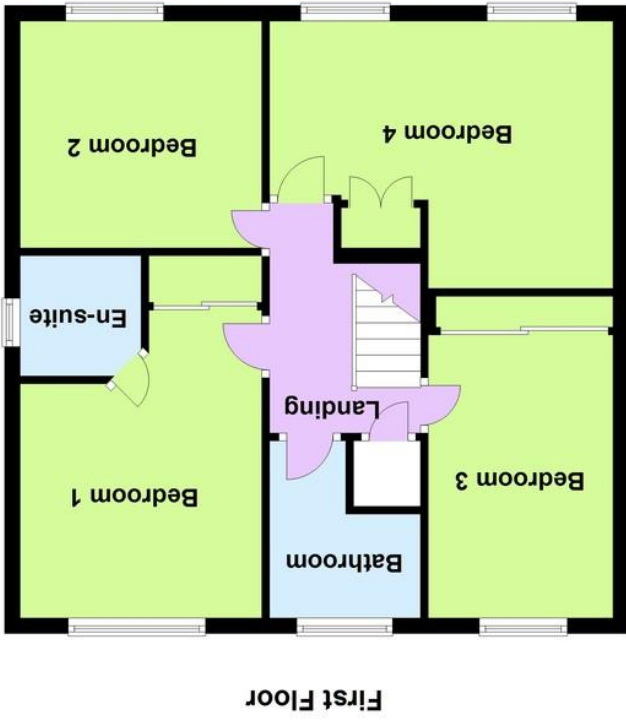
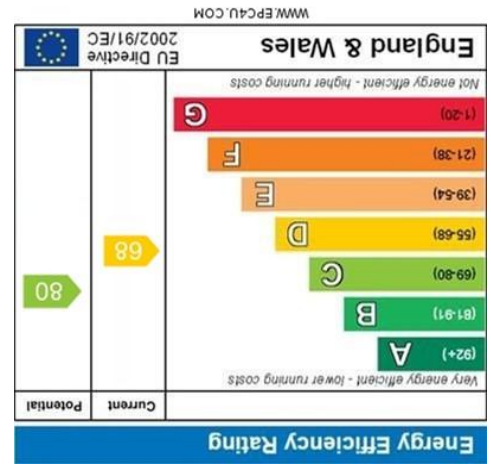


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- EXCEPTIONALLY WELL PRESENTED EXECUTIVE DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINER / FAMILY ROOM WITH UTILITY ROOM OFF
- FOUR GOOD SIZED BEDROOMS
- MASTER EN-SUITE
- WELL APPOINTED FAMILY BATHROOM
- MULTI VEHICLE DRIVEWAY WITH GARDEN STORE

10 Swale Road, Walmley, Sutton Coldfield, B76 2BH

£525,000



Property Description

*** DRAFT DETAILS - AWAITING VENDORS APPROVAL ***

SOUGHT AFTER RESIDENTIAL LOCATION - This exceptionally well presented executive detached family home occupies this popular residential location close to amenities including the shops and facilities within Walmley Village, with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation which has undergone many cosmetic improvements to a high specification throughout briefly comprises welcoming reception hallway, guest cloakroom, attractive family lounge, superb open plan kitchen with utility room off, landing, four good sized bedrooms, master en-suite, well appointed family bathroom, garden store, multi vehicle driveway and rear garden. In more detail the accommodation comprises:

ENTRANCE HALL Being approached via composite double glazed entrance door, with stairs off to first floor landing, radiator, coving to ceiling, door through to lounge and door to guest cloakroom.

LOUNGE 14' 3" excluding bay x 10' 4" (4.34m x 3.15m) With double glazed bay window to front, wall mounted electric fire, radiator and door opening through to open plan extended kitchen diner / family room.

KITCHEN AREA 15' 10" x 9' 10" (4.83m x 3m) Being refitted with a comprehensive matching range of base units, two double glazed windows to rear, double glazed window to side, door through to utility, stainless steel one and a half bowl sink with roll top work surfaces over, double electric oven, gas hob with cooker hood over, integrated dishwasher, radiator, Karndean flooring, breakfast bar, wine fridge, down lighting and door to utility room.

UTILITY ROOM 7' 2" x 6' 5" (2.18m x 1.96m) Having double glazed window to side, radiator, base units with inset sink unit and worktop surfaces over, tiled splash back surrounds, tiled floor, plumbing for washing machine and wall mounted gas central heating boiler.

GUEST CLOAKROOM Having a white suite comprising low level WC, wash hand basin with tiled splash back surrounds, radiator and opaque double glazed window to front elevation.

DINING AREA / FAMILY ROOM 22' 8" x 9' 7" (6.91m x 2.92m) Being open plan to kitchen, having double glazed windows to rear, Velux roof light, double glazed French doors giving access to rear garden with windows to either side, solid Oak flooring, radiator and two ceiling light points.

FIRST FLOOR LANDING Having access to loft, airing cupboard and doors off to bedrooms and bathroom.



BEDROOM ONE 13' max x 10' 8" (3.96m x 3.25m) Having double glazed window to rear, built-in wardrobe, radiator, down lighting and door through to en-suite.

EN-SUITE SHOWER ROOM With full complementary tiling to walls, shower cubicle with shower over, pedestal wash hand basin, low flush WC, extractor and chrome ladder heated towel rail.

BEDROOM TWO 10' 8" x 9' 9" (3.25m x 2.97m) Having double glazed window to front and radiator.

BEDROOM THREE 12' 9" x 7' 3" (3.89m x 2.21m) Having double glazed window to front, built-in wardrobe, radiator and access to loft.

BEDROOM FOUR 17' 7" max x 9' 10" max (5.36m x 3m) Having two double glazed windows to front, built-in wardrobes and radiator.

FAMILY BATHROOM Having double glazed window to rear, panelled bath with shower over, pedestal wash hand basin, low flush WC, extractor, wall mounted electric shaver point, chrome ladder heated towel rail, part tiling to walls and down lighting.

OUTSIDE To the front the property is set well back from the road behind a tarmac multi vehicle driveway giving access to the garage / store.

GARAGE / STORE 10' 3" x 8' 1" (3.12m x 2.46m) With up and over door to front, light and power.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Being laid mainly to lawn with paved patio, shrubs and plants and fencing to perimeter.

Council Tax Band E - Birmingham City Council

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.

