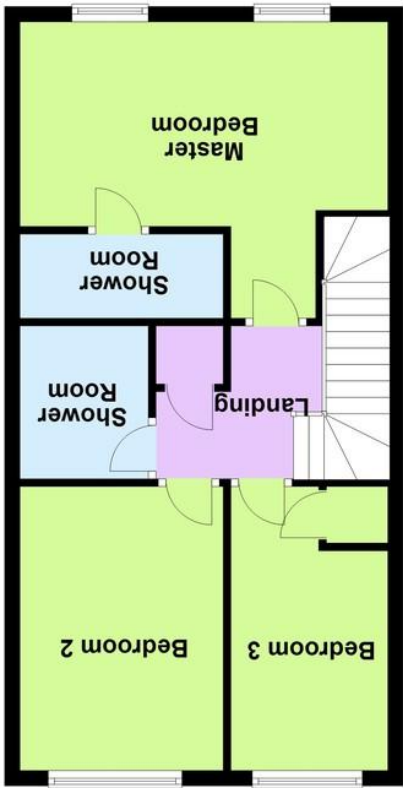
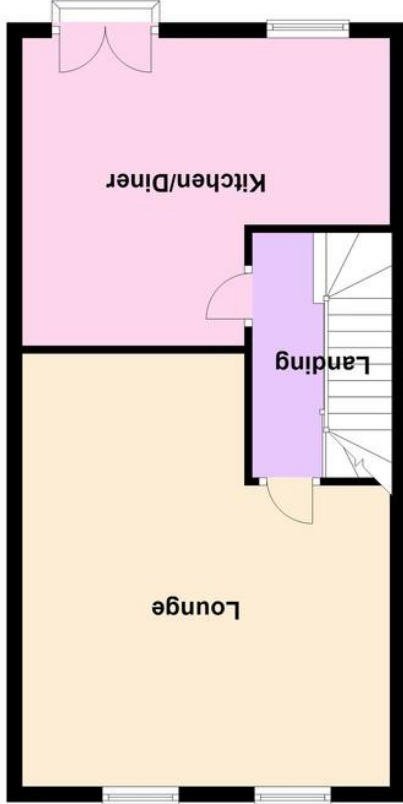


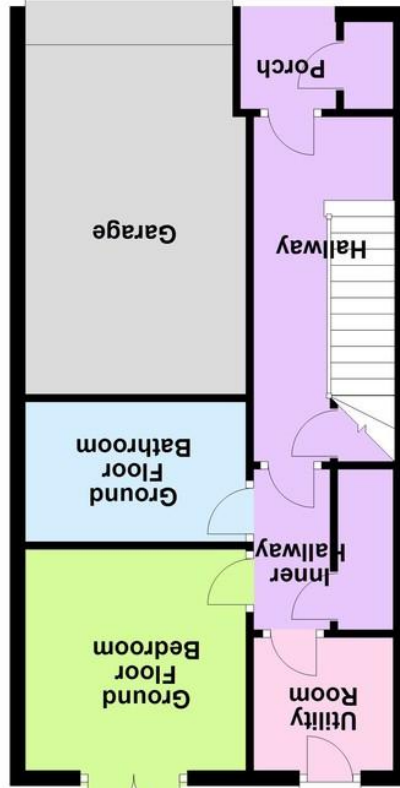
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Second Floor

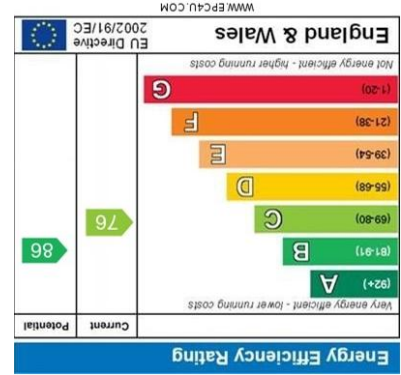


First Floor



Ground Floor

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



- MODERN STYLE FOUR BEDROOM THREE STOREY TOWN HOUSE
- VERSATILE ACCOMMODATION WITH THE POTENTIAL OF ANNEX ACCOMMODATION
- ATTRACTIVE FAMILY LOUNGE
- COMPREHENSIVELY FITTED KITCHEN DINER
- FOUR BEDROOMS
- MASTER EN-SUITE



Warren House Walk,  
Walmley, Sutton Coldfield, B76 1TS

£425,000





## Property Description

A modern style four bedroom three storey town house with the option of annex accommodation occupying this highly sought after residential location just off Wyde Green Road and being conveniently situated for amenities including excellent local schools with public transport on hand and shops and facilities in Walmsley Village being within walking distance. The accommodation has undergone many cosmetic improvements throughout and offers versatile accommodation arranged over three storeys. The property briefly comprises: Ground Floor - welcoming reception hallway, ground floor bedroom four, utility room and bathroom (this floor could be easily adapted as annex accommodation). First Floor - first floor landing, spacious attractive family lounge and comprehensively fitted kitchen diner. Second Floor - three bedrooms, master en-suite and principle family bathroom. Outside - to the front the property is set back behind a multi vehicle driveway giving access to garage and to the rear there is a South facing landscaped good sized enclosed rear garden. Early internal viewing of this property is highly recommended which is available with no upward chain and in more detail the accommodation comprises:

**OUTSIDE** To the front the property occupies a pleasant position and is set back behind a multi vehicle tarmac driveway providing ample off road parking with access to the garage.

**CANOPY PORCH** With outside light.

**RECEPTION HALLWAY** Being approached via composite double glazed reception door with laminate flooring, radiator, spindle staircase leading off to first floor accommodation with useful under stairs storage cupboard and door leading to inner hallway.

**INNER HALLWAY** With laminate flooring, useful built-in storage cupboard with radiator and doors leading off to all rooms.

**GROUND FLOOR BEDROOM FOUR** 9' 6" x 8' 6" (2.9m x 2.59m) Having down lighting, feature designer vertical radiator and double glazed French doors giving access out to rear garden.

**GROUND FLOOR BATHROOM** Having a white suite comprising paneled bath with mixer tap and mains fed shower over and fitted shower screen, low flush WC, vanity wash hand basin with chrome mixer tap and cupboards beneath, part tiling to walls, chrome ladder heated towel rail and wall mounted electric shaver point.

**UTILITY ROOM** 6' 9" x 5' 11" (2.06m x 1.8m) Having space for washing machine and further appliances with worktop surfaces over, a range of wall and base units, inset circular sink unit with mixer tap, tiled splash back surrounds, radiator, laminate flooring and opaque double glazed door giving access to rear garden.

**FIRST FLOOR LANDING** Being approached via spindle turning staircase from reception hallway with further turning staircase off to second floor landing, feature internal window to front and doors off to kitchen diner and living room.

**L-SHAPED LIVING ROOM** 18' 7" max and 12' 8" min x 16' max and 8' 7" min (5.66m and 3.86m x 4.88m and 2.61m) The focal point of the room is a feature fire place with surround and hearth with living flame gas fire, coving to ceiling, two radiators and two double glazed windows to rear elevation.

**KITCHEN / DINER** 13' 4" max and 8' min x 16' 3" max and 8' 7" min (4.06m and 2.43m x 4.95m and 2.61m) Kitchen Area having a modern range of wall and base units with worktop surfaces over incorporating inset one and a half bowl sink unit with hose style retractable mixer tap, complementary brick effect tiling to walls, fitted gas hob with extractor set in canopy above and built-in oven beneath, space for fridge and freezer, space and plumbing for washing machine, space for dining table and chairs, two radiators, feature arch window with Juliet balcony to front, double glazed double French doors with Juliet balcony to front and laminate flooring.

**SECOND FLOOR LANDING** Approached via spindle turning staircase from first floor landing, access to large loft space with the potential to convert to another room, airing cupboard housing pressurised hot water cylinder, pressurised gas central heating cylinder and doors off to bedrooms and bathroom.

**MASTER BEDROOM** 14' 1" max x 11' 11" max and 8' 1" min (4.29m x 3.63m and 2.46m) Having two double glazed windows to front, a range of fitted wardrobes, radiator and door through to en-suite shower room.

**LUXURY REAPPOINTED EN-SUITE SHOWER ROOM** Having a white suite comprising fully tiled walk-in double shower cubicle with mains shower over, pedestal wash hand basin, low flush WC, part complementary tiling to walls and floor, chrome ladder heated towel rail, down lighting, wall mounted electric shaver point and extractor.

**BEDROOM TWO** 12' 11" max x 8' 11" (3.94m x 2.72m) Having built-in double wardrobe, radiator and double glazed window to rear elevation.

**BEDROOM THREE** 12' 11" max and 10' 2" min x 6' 9" (3.94m and 3.09m x 2.06m) Having built-in double wardrobe, radiator and double glazed window to rear elevation.

**REAPPOINTED FAMILY SHOWER ROOM** Having a white suite comprising walk-in double shower cubicle with fixed rainwater shower over and fitted shower screen, vanity wash hand basin with chrome mixer tap and cupboards below, low flush WC, part complementary brick effect tiling to walls, chrome ladder heated towel rail, extractor and down lighting.

**OUTSIDE** To the rear there is a good sized landscaped enclosed rear garden with full width paved patio and pathway leading to further paved sun terrace at the top of the garden, neat shaped lawn with planted borders, a variety of shrubs and trees, fencing to perimeter, external lighting and power and security light.

**GARAGE** 16' x 8' 6" (4.88m x 2.59m) Having automatic remote control 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)

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available likely for O2, Vodafone, limited for EE, Three and data available limited for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 18Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 82 Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.  
 Networks in your area - 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.

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**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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