

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



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	
		85 B	

Walmley | 0121 313 1991



- IMMACULATELY PRESENTED FOUR BEDROOM EXECUTIVE DETACHED FAMILY HOME
- SITUATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- ATTRACTIVE THROUGH LOUNGE WITH SEPARATE DINING ROOM
- SUPERB CONSERVATORY
- FAMILY ROOM

Patterson Drive, Walmley, Sutton Coldfield, B76 1GQ

£525,000



Property Description

SOUGHT AFTER RESIDENTIAL LOCATION. This immaculately presented four bedroom executive detached family home occupies this highly sought after residential location.

Walmley is a charming suburban area located in Sutton Coldfield, UK. It is a highly sought-after residential location with a friendly community and a peaceful atmosphere. The area is well-served by local amenities and facilities, making it an ideal place to live for families, professionals, and retirees alike.

One of the main attractions of Walmley is its beautiful green spaces and parks. Sutton Park, one of the largest urban parks in Europe, is located just a short drive away and offers endless opportunities for outdoor activities, including walking, cycling, fishing and horse riding. Additionally, Walmley Golf Club is a popular destination for golf enthusiasts.

The area also benefits from a range of local shops, restaurants, and pubs, which provide an excellent selection of goods and services. Schools in the area are also highly regarded, with a number of primary and secondary schools offering quality education.

Overall, living in Walmley offers the perfect mix of suburban tranquility and accessible amenities, making it an ideal place to call home.

The spacious accommodation which has undergone many cosmetic improvements throughout, to a high specification briefly comprises; enclosed porch, welcoming reception hall, attractive family lounge, separate dining room, superb conservatory, family room, comprehensively fitted kitchen, guest cloakroom, landing, four good size bedrooms master with ensuite, reappointed family bathroom, garage and multi-vehicle driveway, good size private landscaped enclosed rear garden, internal viewing highly recommended.

PORCH Approached via leaded double glazed French doors with matching side screen and quarry tiled flooring.

RECEPTION HALLWAY Approached via leaded opaque composite reception door with matching side screen, Karndean flooring, spindled staircase off to first floor accommodation with useful under stairs storage cupboard and doors off to all rooms.

GUEST CLOAKROOM Being reappointed with a white suite comprising; vanity wash hand basin with cupboard below and chrome waterfall mixer tap, low flush WC, full complementary tiling to walls and floors, chrome ladder heated towel rail and leaded opaque double glazed window to side.

LOUNGE 16' 4" into bay x 11' 1" (4.98m x 3.38m) Focal point of the room is an inset fireplace with living flame gas fire, tiled back and hearth, coving to ceiling, Karndean flooring, walk in leaded double glazed bay window to front, two radiators and double intercommunicating doors leading through to:-

DINING ROOM 10' 11" x 9' 7" (3.33m x 2.92m) Having Karndean flooring, coving to ceiling, space for dining table and chairs and leaded double glazed French doors with matching side screens giving access through to conservatory and further door through to kitchen.

FAMILY ROOM 18' 1" x 7' 9" (5.51m x 2.36m) Having leaded double glazed window to front, radiator and internal door through to garage.

SUPERB CONSERVATORY 13' 7" x 11' 1" max (4.14m x 3.38m) Being of part brick construction with polished tiled floor, ceiling fan/light point, double glazed windows to side and rear elevation and double glazed French doors giving access out to rear garden.

KITCHEN 14' 3" (4.34m) Having a comprehensive matching range of high gloss bespoke wall and base units with worktop surfaces over incorporating inset one and half bowl sink unit with mixer tap and splash back surrounds, fitted Neff five burner gas hob with extractor hood above, built in Neff double oven, integrated microwave oven, integral dishwasher, space for American style fridge/freezer, polished tiled floor, downlighting, radiator, leaded double glazed window to rear and leaded double glazed door giving access to side.

LANDING Being approached via spindled staircase from reception hallway, having access to loft, airing cupboard with hot water cylinder and shelving, doors off to bedrooms and bathroom.

BEDROOM ONE 12' 6" x 11' 1" (3.81m x 3.38m) Having built in wardrobe with sliding doors, shelving and hanging rail, leaded double glazed window to front, radiator and door through to ensuite.



ENSUITE Having a white suite comprising; wash hand basin set on pedestal with chrome mixer tap and cupboards below, low flush WC, full complementary tiling to walls, fully tiled enclosed shower cubicle with mains rainwater shower over and shower attachment, chrome ladder heated towel rail, tiled floor and leaded opaque double glazed window to front.

BEDROOM TWO 12' 6" max x 10' 1" max 8' 3" min (3.81m x 3.07m max 2.51m min) Having built in wardrobe with mirrored sliding doors, shelving and hanging rail, radiator and leaded double glazed window to front.

BEDROOM THREE 9' 4" x 9' 8" (2.84m x 2.95m) Having built in double wardrobe with cabin style storage cupboards, radiator and leaded double glazed window to rear.

BEDROOM FOUR 9' 5" x 7' 2" (2.87m x 2.18m) With leaded double glazed window to rear and radiator.

BATHROOM Being reappointed with a white suite comprising; panel bath with mains rainwater shower over and shower attachment, mixer tap and fitted shower screen, vanity wash hand basin with chrome mixer tap with drawers beneath, low flush WC, full complementary tiling to walls and floor, downlighting, chrome ladder heated towel rail, opaque leaded double glazed window to rear and extractor fan.

GARAGE 18' 4" x 8' 4" (5.59m x 2.54m) Having wall mounted gas central heating boiler, light and power, up and over door to front, leaded double glazed pedestrian access door with matching side screens giving access to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the front the property is situated on a pleasant road back behind a neat lawned fore garden with shrubs and trees, multivehicle driveway providing off road parking with access to the garage, pathway with gated access to the rear. To the rear is a good size private landscaped rear garden with full width paved patio and pathway leading to further paved sun terraced, neat shaped lawn, variety of shrubs and trees, fencing to perimeter and pathway with gated access to front, outside cold water tap and security lights.

Council Tax Band F 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.

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