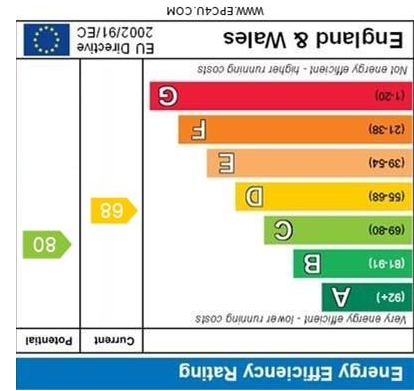


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 Denotes restricted head height  
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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.



Walmley | 0121 313 1991



- AN IMMACULATELY PRESENTED EXECUTIVE STYLE FOUR BEDROOM DETACHED
- ENCLOSED PORCH
- WELCOMING RECEPTION HALLWAY
- ATTRACTIVE LOUNGE

The Chase, Walmley , Sutton Coldfield, B76 1J5

£625,000



## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Internal viewing recommended, this immaculately presented executive style four bedroom detached family home occupies this sought after residential location which is conveniently situated for amenities including the shops and facilities in both Walmley and Wyde Green, with excellent schools in the vicinity 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 enclosed porch, welcoming reception hallway, attractive lounge, separate dining room, study, superb kitchen/breakfast room with conservatory off, home office, galleried landing, four good sized bedrooms, master en suite and well appointed family bathroom. Outside the property is set on an impressive corner plot set back behind a fore-garden and driveway providing ample off road parking with access to the double garage and to the rear is a secluded landscaped enclosed rear garden. Internal viewing of this property is highly recommended.

**OUTSIDE** To the front the property occupies a commanding position on the road set back behind a neat lawned fore-garden with shrubs and trees, block paved pathway, gated access to rear, double width driveway giving access to the double garage.

**ENTRANCE PORCH** Being approached via double glazed leaded effect French doors with matching side screens with tiled floor.

**WELCOMING RECEPTION HALLWAY** Approached via opaque double glazed entrance door with matching side screens, having feature spindled staircase leading off to first floor accommodation with useful under stairs storage cupboard, Amtico flooring, radiator and doors off to all rooms.

**GUEST CLOAKROOM** Having a white suite comprising low flush wc, wash hand basin, Amtico flooring, extractor, radiator and opaque double glazed window to side elevation.

**FAMILY LOUNGE** 18' 8" x 11' 8" (5.69m x 3.56m) Focal point of the room is a feature fireplace with surround and hearth, ornate coving to ceiling and ceiling rose, radiator, double glazed windows to front and side elevations and glazed inter-communicating doors leading through to dining room.

**DINING ROOM** 11' 8" x 10' 1" (3.56m x 3.07m) Having space for dining table and chairs, ornate ceiling rose, coving to ceiling, double glazed French doors with matching side screens giving access to rear garden, radiator and door leading through to kitchen/breakfast room.

**STUDY** 5' 3" x 6' 1" (1.6m x 1.85m) Having Amtico flooring, radiator, double glazed window to front.

**KITCHEN/BREAKFAST ROOM** 17' 3" x 7' 11" (5.26m x 2.41m) Kitchen area having a matching range of wall and base units with work top surfaces over, incorporating drainer stainless steel sink unit with mixer tap and complimentary tiled splash back surrounds, fitted gas hob with extractor hood above, built-in double oven beneath, integrated dishwasher, double glazed window to rear, down-lighting, radiator, tiled floor continuing through to breakfast area with radiator, further down-lighting, double glazed French doors giving access to conservatory and glazed door giving access through to lobby.

**CONSERVATORY** With double glazed windows to side and rear elevations, double glazed French doors giving access to rear garden, tiled floor.

**LOBBY** With radiator, tiled floor, double glazed window to rear and doors off to home office and pedestrian access door to garage.

**HOME OFFICE** 10' 3" max 7' 3" min x 9' max (3.12m x 2.74m) With double glazed window to front, down-lighting and radiator.

**GALLERIED LANDING** Approached via spindled staircase from reception hallway, having airing cupboard housing hot water cylinder, down-lighting, access to loft and doors off to bedrooms and bathroom.

**MASTER BEDROOM** 12' 5" x 11' 7" (3.78m x 3.53m) Having built-in double wardrobes, radiator, double glazed window to front and door through to:-

**EN SUITE SHOWER ROOM** Having been well appointed with a four piece suite comprising wash hand basin with mixer tap, bidet, low flush wc, fully complementary tiling to walls, fully tiled enclosed shower cubicle with mains fed shower over, chrome ladder heated towel rail, down-lighting, extractor and opaque double glazed window to front elevation.

**BEDROOM TWO** 11' 10" max 5' 10" min x 11' 7" max (3.61m x 3.53m) Having built-in double wardrobe, radiator, double glazed window to rear elevation.

**BEDROOM THREE** 8' 11" max x 8' 4" max 5' 5" min (2.72m x 2.54m) Having double glazed window to rear, radiator.



**BEDROOM FOUR** 9' 1" x 8' 6" (2.77m x 2.59m) With double glazed bay window to front, radiator and built-in double wardrobe.

**FAMILY BATHROOM** Being well appointed with a white suite comprising panelled bath with mains fed shower over and fitted shower screen, pedestal wash hand basin, low flush wc, full tiling to walls, down-lighting, radiator, Amtico flooring and opaque double glazed window to rear elevation.

**DOUBLE GARAGE** 16' 11" x 16' 3" (5.16m x 4.95m) With twin remote control up and over opening doors to front, wall mounted gas central heating boiler and opaque leaded double glazed door giving access out to rear garden.

**OUTSIDE** To the rear is a good sized pleasant secluded landscaped rear garden with paved patio, neat lawned garden with a variety of mature shrubs and trees to perimeter, fencing to border, external lighting, cold water tap, pathway with gated access to front, pedestrian access door through to garage.

Council Tax Band F - Birmingham City Council

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

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

Broadband coverage:-  
 Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.  
 Broadband Type = Superfast Highest available download speed 80 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

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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