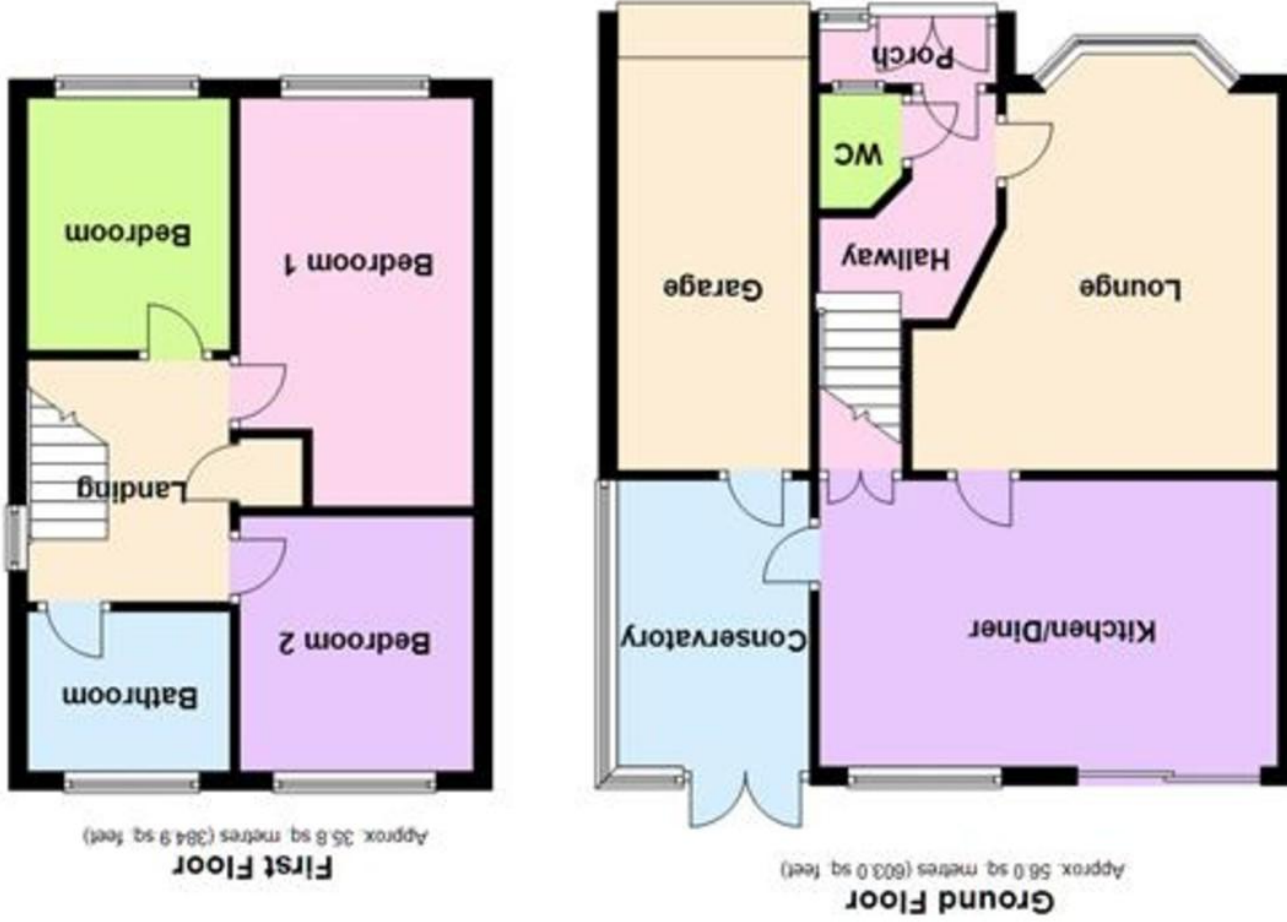


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 91.8 sq. metres (987.9 sq. feet)



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



- IMPOSING DETACHED FAMILY HOME
- FIVE BEDROOMS
- TWO ENSUITES & FAMILY BATHROOM
- KITCHEN/FAMILY ROOM
- INTEGRAL GARAGE

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

£650,000



## Property Description

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

An imposing detached family residence set in a highly popular estate. The property has undergone internal reconstruction by its current owner to suit modern family living. Internal viewing is recommended and the property briefly comprises of entrance hall, lounge, open plan kitchen / family room, conservatory, guest cloakroom, on the first floor there are four bedrooms, bedroom one with en-suite and family bathroom, on the second floor is the master bedroom with dressing area leading to en-suite. Outside there are gardens to front and rear and ample off road parking leading to integral garage.

**ENTRANCE HALL** Having double glazed door to front, double glazed window to front, tiled floor, radiator, storage cupboard, stairs to first floor landing, open archway to kitchen / family room, door to garage and door to lounge.

**LOUNGE** 14' 7" into bay x 12' 9" (4.44m x 3.89m) Having double glazed bay window to front, double glazed window to side, gas fire with stone effect surround, two ceiling light points and coving.

**FAMILY ROOM / KITCHEN** 28' 5" x 10' 6" (8.66m x 3.2m) Fitted with a matching range of wall and floor base storage units, double glazed bi-fold doors and French doors to rear, double glazed door to conservatory, door to guest cloakroom, stainless steel one and a half bowl sink sunk in granite worktops, breakfast bar, tiled splash backs and tiled floor, double electric oven and gas hob with cooker hood over, integral dishwasher, integral fridge, integral freezer, integral microwave, wine cooler and down lighting to ceiling.

**CONSERVATORY** 11' 8" x 7' 8" (3.56m x 2.34m) UPVC and brick construction with double glazed windows to side and rear, double glazed French doors to garden, wooden floor, ceiling light point and plumbing for automatic washing machine.

**GUEST CLOAKROOM** Having low level WC, vanity wash hand basin, part tiling to walls, tiled floor, extractor fan and down lighting to ceiling.

**FIRST FLOOR LANDING** Having double glazed window to front, double radiator, ceiling light point, stairs to second floor and doors to:

**BEDROOM ONE** 13' 2" x 11' (4.01m x 3.35m) Having double glazed window to front, built-in wardrobe, single radiator, ceiling light point and door to en-suite.

**EN-SUITE** Having double glazed window to side, shower cubicle, glass wash hand basin, low level WC, part tiling to walls, extractor fan, shaver point, heated chrome towel rail and tiled floor.

**BEDROOM TWO** 11' 10" x 9' 9" (3.61m x 2.97m) With double glazed window to front, built-in wardrobe, single radiator and ceiling light point.

**BEDROOM THREE** 10' 2" x 9' (3.1m x 2.74m) Having double glazed window to rear, built-in wardrobe, single radiator and ceiling light point.

**BEDROOM FOUR** 11' max x 10' 7" (3.35m x 3.23m) Having double glazed window to rear, single radiator and ceiling light point.

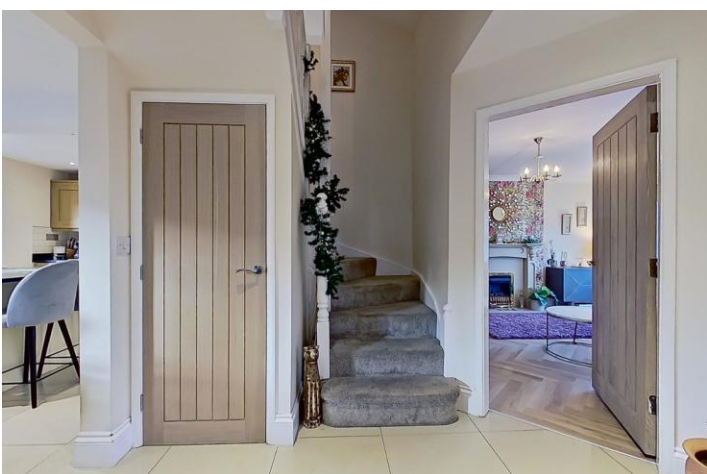
**SECOND FLOOR LANDING** Having velux window to front and door to master bedroom.

**MASTER BEDROOM** 13' 7" x 11' 4" (4.14m x 3.45m) Having double glazed window to front, double glazed Velux window to rear, radiator, ceiling light point and open archway to dressing area.

**DRESSING AREA** 15' x 5' 3" into wardrobes (4.57m x 1.6m) Having double glazed window to side, ample built-in wardrobes, down lighting, radiator and door to:

**EN-SUITE** Having double glazed Velux window to front, shower cubicle, low level WC, vanity wash hand basin, heated towel rail, shaver point, full tiling to walls and tiled floor.

**FAMILY BATHROOM** Having double glazed window to rear, panelled bath, vanity wash hand basin, vanity WC, extractor fan, shaver point, full tiling to walls, heated chrome towel rail and down lighting to ceiling.



### OUTSIDE

**REAR GARDEN** There is a paved patio leading to lawn, borders with shrubs, plants and trees surrounding and timber shed.

**FRONT** There is a lawn, shrubs, ample tarmac off road parking which leads to garage.

**GARAGE** 11' 10" x 9' (3.61m x 2.74m) With up and over door, power, ceiling light point and door to hall. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 21Mbps. Highest available upload speed 1Mbps.  
 Broadband coverage - Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 16Mbps.  
 Broadband coverage - Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50Mbps.  
 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.

**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.

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.

**WANT TO SELL YOUR OWN PROPERTY?**  
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991