

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.  
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Walmley | 0121 313 1991



- A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS CONSERVATORY
- ATTRACTIVE LOUNGE WITH SEPARATE DINING ROOM
- FOUR BEDROOMS - MASTER EN-SUITE
- PRINCIPAL FAMILY BATHROOM
- DOUBLE GARAGE AND DRIVEWAY

Pytman Drive, Walmley, Sutton Coldfield, B76 1GU

Asking Price of £525,000



## Property Description

Occupying this commanding corner position this well presented four bedrooms detached family home located in a sought-after area that boasts excellent public transport links, nearby schools, local amenities, green spaces, and parks.

The spacious accommodation features entrance porch and a welcoming reception hallway with the guest cloakroom off and offers versatile living spaces for relaxing and entertaining with an attractive lounge, separate dining room and a superb conservatory. The comprehensively fitted breakfast kitchen provides a perfect setting for culinary enthusiasts to create delicious meals. Going upstairs there is a galleried landing, four bedrooms - master with en-suite and family bathroom ensuring there are no morning queues. Outside the property occupies an impressive corner position set back behind a multi-vehicle driveway giving access to the double garage. To the rear is a good sized private enclosed rear garden. Early internal viewing of this superb property is highly recommended.

Outside to the front the property occupies a commanding position on the road on a corner plot set back behind a tarmac driveway with lawned gardens with hedgerows and walled perimeter, driveway provides access to the double garage and gated access to the rear.

**ENCLOSED PORCH** Approached by a double glazed leaded double doors with double glazed leaded window to front, tiled floor, wall light point.

**WELCOMING RECEPTION HALLWAY** Approached by a leaded double glazed reception door with radiator, stairs off to first floor accommodation and doors off to all rooms.

**GUEST CLOAKROOM** Having being refitted with a white suite, comprising slimline vanity wash hand basin, with chrome mixer tap and cupboards, low flush WC, radiator and opaque double glazed leaded window to front.

**FAMILY LOUNGE** 16' 02" x 12' 10" (4.93m x 3.91m) Having fireplace with brick surround and hearth, with living flame gas fire, coving to ceiling, radiator, and double inter communicating doors leading through to dining room.

**DINING ROOM** 11' 03" x 8' 04" (3.43m x 2.54m) Having room for dining table and chairs, coving to ceiling, radiator and double glazed sliding door leading through to conservatory.

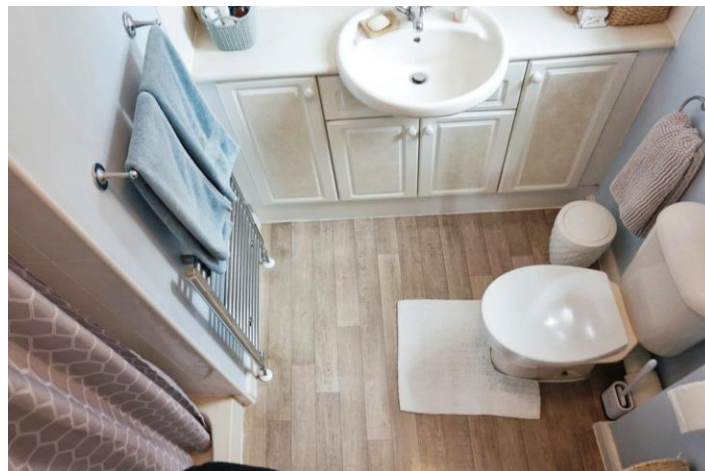
**CONSERVATORY** 11' 03" x 10' 09" (3.43m x 3.28m) Being of part brick construction, tiled floor, double glazed windows to side and rear elevation and double glazed French doors out to rear garden.

**BREAKFAST KITCHEN** 15' 01" x 8' 06" (4.6m x 2.59m) Being refitted with a modern range of wall and base units with work top surfaces over, incorporating an inset one and half bowl sink unit with mixer tap and splash back surrounds, five burner gas hob with extractor hob above, built in double oven, integrated microwave oven, integral fridge, fitted breakfast bar, radiator, leaded double glazed window to front and leaded double glazed door giving access to side.

**LANDING** Approached by a staircase from reception hallway, with opaque leaded double glazed to the side, radiator, access to loft via a pull down ladder, airing cupboard housing hot water cylinder with shelving and doors off to bedrooms and bathroom.

**MASTER BEDROOM** 13' 07" x 10' 03" (4.14m x 3.12m) Having a range of fitted wardrobes with shelving and hanging rail, radiator, double glazed window to front and door through to en suite.

**EN SUITE** Comprising vanity wash hand basin with mixer tap and cupboards beneath, low flush WC, fully enclosed shower cubicle with mains fed shower over, chrome ladder heated towel rail and opaque double glazed window to side elevation.



**BEDROOM TWO** 11' 01" x 10' 03" (3.38m x 3.12m) Having in built wardrobes with shelving and hanging rail, radiator and leaded double glazed window to rear elevation.

**BEDROOM THREE** 13' 00" max 9' 05" min x 9' 03" max (3.96m x 2.82m) Double glazed window to front, radiator, range of fitted wardrobes with shelving and hanging rail.

**BEDROOM FOUR** 8' 01" x 7' 00" (2.46m x 2.13m) Having radiator and double glazed window to front.

**FAMILY BATHROOM** Having a white suite comprising a corner panelled bath with electric shower over, vanity wash hand basin chrome mixer tap and cupboards below, low flush WC, part complementary tiling to walls and opaque double glazed window to front, ladder heated towel rail.

**DOUBLE GARAGE** 17' 07" x 15' 07" (5.36m x 4.75m) Having twin up and over opening doors to front, light and power, space and plumbing for washing machine, sink unit with side drainer, with cupboards above and below, radiator. access to loft space and opaque double glazed door giving access to rear elevation. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



**OUTSIDE** To the rear there is an Easterly facing, well maintained enclosed rear garden with full width paved patio, pathway with gated access to front, external lights, cold water tap and neat lawned garden with an abundance of shrubs and trees, timber framed garden Summer house, fencing to perimeter and pathway with gated access to front.

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 & Vodafone.  
 Broadband coverage -  
 Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.  
 Broadband Type = Superfast Highest available download speed 236 Mbps. Highest available upload speed 35 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.

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.

**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.

