

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

Total area: approx. 108.7 sq. metres (1169.6 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.
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Walmley | 0121 313 1991



- AN IMMACULATELY PRESENTED EXTENDED SEMI DETACHED
- TWO RECEPTION ROOMS
- SUPERB CONSERVATORY
- FITTED KITCHEN
- THREE BEDROOMS - MASTER EN-SUITE
- GARAGE AND DRIVEWAY

Bassett Close, Sutton Coldfield, B76 1DB

Offers invited £298,000



Property Description

OUTSIDE To the front the property offers a pleasant cul de sac location set back behind a neat lawned fore-garden and pathway and driveway providing off road parking with access to the garage.

CANOPY PORCH With outside light.

RECEPTION HALLWAY Being approached via leaded double glazed reception door with double glazed window to side, useful built-in storage cupboard, door through to lounge and opening through to kitchen.

KITCHEN 7' 3" x 7' (2.21m x 2.13m) Having a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and tiled splash backs surrounds, space for cooker, space and plumbing for washing machine, space for fridge/freezer, double glazed window to front.

LOUNGE 15' 10" x 12' 3" (4.83m x 3.73m) Having staircase leading off to first floor accommodation, fireplace with surround and hearth, radiator, double glazed sliding door leading through to orangery and door leading through to multi functional office/family room.

ORANGERY 11' x 8' 9" (3.35m x 2.67m) Having double glazed windows to side and rear elevation, double glazed French doors giving access out to rear garden, tiled floor, radiator.

MULTI FUNCTIONAL HOME OFFICE/FAMILY ROOM 8' 11" x 7' 3" (2.72m x 2.21m) With double glazed window to rear elevation, radiator.

FIRST FLOOR LANDING Approached via turning staircase with access to loft via pull down ladder and doors off to bedrooms and bathroom.

MASTER BEDROOM 12' x 8' 3" (3.66m x 2.51m) Having radiator, double glazed window with elevated open aspect views over New Hall Valley Country Park, radiator and door through to:-

EN SUITE BATHROOM Having a white suite comprising panelled bath with mains fed shower over and fitted shower screen, low flush wc vanity wash hand basin with chrome mixer tap and cupboards beneath, radiator, fully complementary tiling to walls, extractor, opaque double glazed window to rear elevation.

BEDROOM TWO 10' 7" to wardrobe x 10' 7" (3.23m x 3.23m) Having a range of fitted wardrobes with sliding doors, shelving and hanging rail, radiator and double glazed window to front elevation.

BEDROOM THREE 9' 10" max 4' 7" min x 7' 2" max 4' 5" min (3m x 2.18m) With double glazed window to front, radiator, built-in storage cupboard housing gas central heating boiler.

FAMILY SHOWER ROOM Having a white suite comprising fully tiled enclosed shower cubicle with mains fed shower over, pedestal wash hand basin, low flush wc, part complementary tiling to walls, radiator, extractor.



GARAGE 15' 7" x 10' 6" (4.75m x 3.2m) With up and over door to front, light and power, pedestrian access door 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 rear is a pleasant south easterly facing elevated rear garden with open aspect views over New Hall Valley with raised decked seating area with steps down to neat lawned garden with paved patio and pathway, variety of shrubs and trees, fencing to perimeter.

Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 74Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area - Virgin Media, Openreach

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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