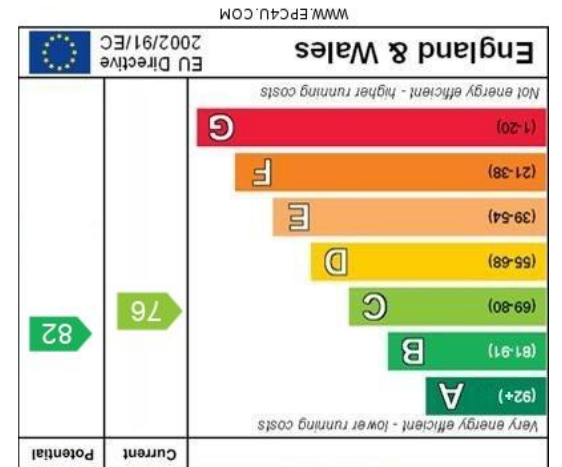


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE**



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.  
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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed ..... Date .....



- AN EXTENDED EXECUTIVE STYLE SIX BEDROOM DETACHED
- THREE RECEPTION ROOMS
- SUPERB OPEN PLAN KITCHEN/DINER WITH UTILITY
- SIX BEDROOMS - MASTER ENSUITE
- TWO BATHROOM
- DOUBLE GARAGE AND DRIVEWAY

4 Sherratt Close, Walmley, Sutton Coldfield, B76 1GL

£650,000



## Property Description

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

A rare opportunity to acquire this immaculate 6-bedroom detached property, now available for sale. Boasting three reception rooms, this home offers ample space for modern family living. Upon entering, you are greeted by a welcoming reception hallway. The property has been meticulously maintained, ensuring a high standard of living for its future owners. The three reception rooms provide versatile spaces for entertaining guests, relaxing or a home office for the home workers. The property features a well-appointed open plan kitchen/diner, ideal for cooking up culinary delights.

To the first floor are six bedrooms - master with ensuite and two family bathrooms, convenience and comfort are guaranteed for the whole household.

Outside to the front the property is set on a corner plot and is set back behind a multi vehicle driveway giving access to the double garage and to the rear is a well maintained good sized secluded rear garden.

Situated in a desirable cul-de-sac location, this home offers a tranquil retreat from the hustle and bustle of everyday life. The surrounding area provides easy access to local amenities and excellent transport links.

**ENCLOSED PORCH** Approached by a double glazed reception door with leaded glazed side screen.

**WELCOMING RECEPTION HALLWAY** Being approached by an opaque glazed reception door with Karndean flooring, leaded double glazed window to front, radiator, useful under stairs storage cupboard, coving to ceiling and doors off to all rooms.

**GUEST CLOAKROOM** Having white suite comprising pedestal wash hand basin, low flush WC, part tiling to walls, ceramic tiled floor, coving to ceiling, extractor.

**LIVING ROOM** 19' 05" into bay x 11' 09" (5.92m x 3.58m) Having walk in double glazed window to front, feature fireplace with surround and hearth, coving to ceiling, radiator and double opening door through to sitting room.

**SITTING ROOM** 12' 11" x 10' 05" (3.94m x 3.18m) Having feature cast iron fireplace, wood flooring, coving to ceiling and leaded double glazed French doors with matching side screens giving access to rear garden, radiator.

**HOME OFFICE/STUDY** 13' 09" x 8' 11" (4.19m x 2.72m) Having leaded double glazed window to front and side elevation, down lighting, radiator and glazed double doors through to open plan kitchen/diner.

**OPEN PLAN KITCHEN/DINER**

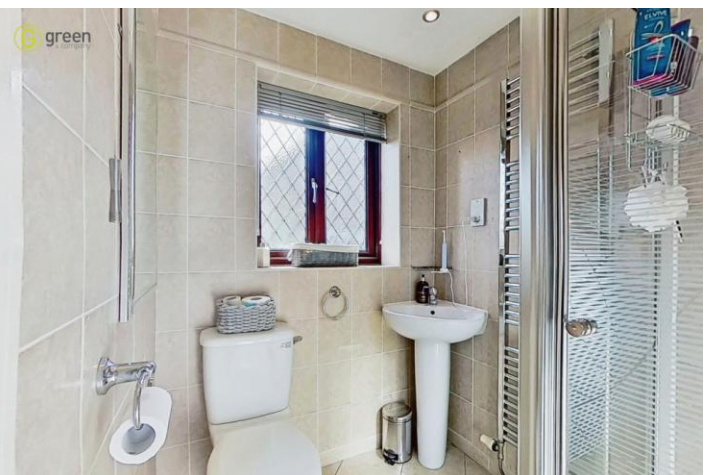
**KITCHEN AREA** 12' 08" x 8' 08" (3.86m x 2.64m) Having a comprehensive range of matching wall and base units, with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and complementary tiled splash back surround, fitted five burner gas hob with double extractor hood above, built in double oven. Integrated fridge freezer, integral dish washer, tiled floor, down lighting, leaded double glazed window to rear elevation, opening through to:

**DINING ROOM** 22' 04" x 8' 09" (6.81m x 2.67m) Having tiled floor, feature vaulted ceiling, radiator, leaded double glazed window to side and rear elevation, leaded double glazed French doors giving access to rear garden, two radiators, glazed inter communicating doors through to office/study and door through to utility room.

**UTILITY ROOM** 12' 04" x 5' 10" (3.76m x 1.78m) Having base units with work top surfaces over, with inset sink unit with mixer tap and tiled splash back surrounds, space and plumbing for washing machine and further appliances, wall mounted gas central heating boiler, radiator and tiled floor, opaque leaded double glazed window to front, opaque double glazed door to side.

**GALLERIED LANDING** Approached via split level stair case with balustrade with access to loft, airing cupboard housing pressurised hot water cylinder, coving to ceiling and doors off to all rooms.

**MASTER BEDROOM** 16' 02" max 11' 05" min x 11' 10" (4.93m x 3.61m) Fitted bedroom furniture comprising two bedside cabinets, two double wardrobes, three single wardrobes, cabin style storage cupboards, dressing table, two double glazed windows and door through to ensuite.



**EN SUITE SHOWER ROOM** Having a white suite, comprising pedestal wash hand basin with mixer tap, low flush WC, full complementary tiling to walls and floors, heated towel rail, down lighting, fully enclosed shower cubicle with mains fed shower over, opaque leaded double glazed window to side.

**BEDROOM TWO** 12' 03" x 10' 04" (3.73m x 3.15m) Having laminate flooring, radiator and leaded double glazed window to rear.

**BEDROOM THREE** 10' 10" max 5' 10" min x 9' 05" max (3.3m x 2.87m) With radiator and leaded double glazed window to rear.

**BEDROOM FOUR** 10' 02" x 8' 00" (3.1m x 2.44m) With leaded double glazed window to rear, radiator.

**BEDROOM FIVE** 9' 04" x 7' 11" (2.84m x 2.41m) Having leaded double glazed window to front, radiator.

**BEDROOM SIX** 12' 04" max 6' 08" min x 8' 10" max (3.76m x 2.69m) With radiator and leaded double glazed window to rear.

**FAMILY BATHROOM** Having three piece white suite, comprising "P" shaped white bath with mains fed shower over, vanity wash hand basin with chrome mixer, low flush WC, chrome ladder heated towel rail, full tiling to walls and leaded double glazed window to side elevation.

**PRINCIPAL FAMILY BATHROOM** Having a white suite comprising "P" shaped bath with mixer tap and mains fed shower over, pedestal wash hand basin, low flush WC, full tiling to walls, tiled floor, chrome ladder heated towel rail, down lighting, extractor and opaque double glazed window to side.

**DOUBLE GARAGE** 19' 00" x 17' 04" (5.79m x 5.28m) With twin up and over doors to front, light and power, and leaded glazed 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 front the property occupies a pleasant location set back from the road behind a neat lawned fore garden with an abundance of shrubs and trees, multi vehicle providing ample off road parking with access to the double garage and gated access to rear. To the rear there is a good sized secluded garden with full width paved patio with steps leading to neat lawned garden, full height hedgerow and fencing to perimeter, giving a very private aspect, pathway with gated access to both sides of the property, external power pints and lighting, cold water tap.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage -

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 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 - 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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