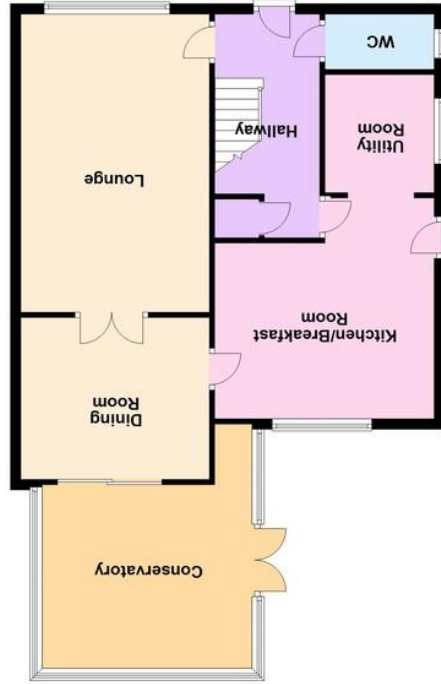
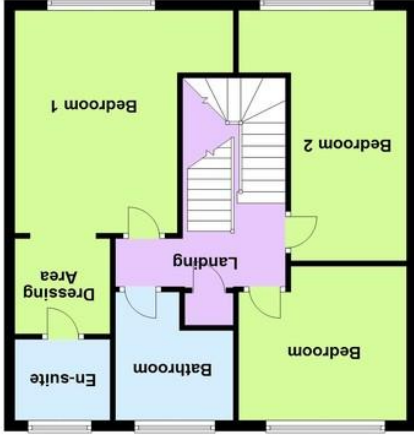
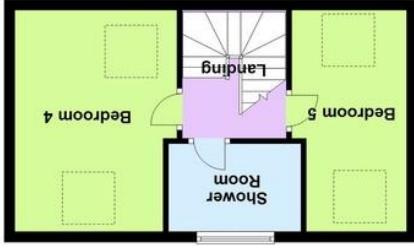


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 196.9 sq. metres (2119.4 sq. feet)



LEGAL READY

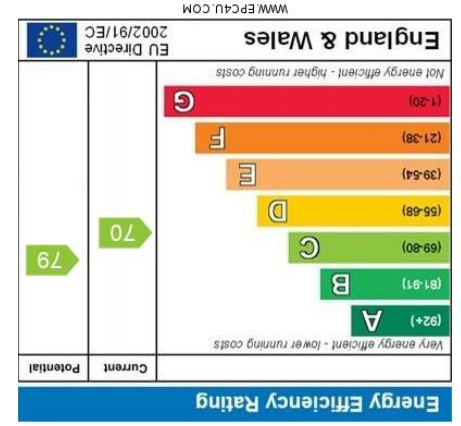
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- AN EXTENDED FIVE BEDROOM EXECUTIVE DETACHED
- LOUNGE AND SEPARATE DINING ROOM
- SUPERB CONSERVATORY
- COMPREHENSIVELY FITTED BREAKFAST KITCHEN WITH UTILITY OFF
- FIVE BEDROOMS - MASTER ENSUITE
- FAMILY BATHROOM & SEPARATE SHOWER ROOM



Priory Walk, Wylde Green, Sutton Coldfield, B72 1XZ

£575,000



Property Description

We are delighted to present this immaculate Five bedroom executive style detached property, ideal for those seeking a spacious and well-maintained family home. Situated in a prime location with convenient access to public transport links, nearby schools, and local amenities, this property offers both comfort and convenience.

Upon entering the property, you are greeted by a sense of space and light, the property is arranged over three storeys and to the ground floor is an entrance porch, welcoming reception hallway, family lounge, separate dining room, superb conservatory, comprehensively fitted breakfast kitchen, utility and guest cloak and to the first floor are three bedrooms - master with ensuite dressing room and ensuite and the principle family bathroom. To the second floor are two further bedrooms and family shower room ensuring that morning routines run smoothly for all family members.

Whether you are looking for a peaceful sanctuary or a vibrant space to express your style, this property offers versatility to meet your needs.

Outside the property is set in a pleasant cul-de-sac location set well back behind a fore garden and multi-car driveway giving access to the double garage and to the rear is a large well-maintained private rear garden.

Don't miss the opportunity to make this exceptional property your own and experience the comfort and convenience it has to offer. Contact us today to arrange a viewing.

Outside to the front the property occupies a pleasant secluded cul-de-sac position, set back behind a neat lawned fore garden and double width driveway, providing access to the double garage, pathway with gated access to rear.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Being approached via reception door with opaque double glazed leaded side screens, having spindle staircase off to first floor accommodation, useful under stairs storage cupboard, laminate flooring, radiator, doors off to all rooms.

GUEST CLOAKROOM Having a suite comprising wash hand basin, low flush WC, part tiling to walls, radiator and opaque double glazed window to side elevation.

LOUNGE 18' 09" x 11' 10" (5.72m x 3.61m) Having fireplace with surround and hearth, fitted with living flame gas fire, coving to ceiling, radiator, double glazed leaded bow window to front, glazed intercommunicating doors leading through to dining room.

DINING ROOM 10' 07" x 11' 11" (3.23m x 3.63m) Having space for dining table and chairs, radiator, door through to kitchen and double glazed sliding patio doors through to conservatory.

CONSERVATORY 14' 11" max 11' 06" min x 11' 06" (4.55m x 3.51m) Being of part brick construction, with tiled floor, ceiling fans and light point, double glazed windows to side and rear elevation, double glazed French doors giving access out to rear garden.

KITCHEN/BREAKFAST ROOM 13' 09" max 10' 07" min x 14' 10" (4.19m x 4.52m) Having being refitted with a modern comprehensive 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 splash back surrounds, fitted induction hob with stainless steel splash back with extractor hood over, built in double oven, integrated fridge/freezer, breakfast bar with cupboards beneath, radiator, down lighting, double glazed window to rear, double glazed opaque door through to rear lobby and opening through to utility room.

UTILITY ROOM 7' 05" x 6' 09" (2.26m x 2.06m) Having being refitted with modern comprehensive matching range of wall and base units with work top surfaces over, incorporating inset stainless steel sink unit with mixer tap and side drainer and splash back surrounds, space and plumbing for washing machine and dishwasher, double glazed window to rear, wall mounted gas central heating boiler.

REAR LOBBY 4' 09" x 10' 06" (1.45m x 3.2m) Having double glazed window to side and rear elevation, double glazed door giving access out to rear garden.

FIRST FLOOR LANDING Having airing cupboard housing hot water cylinder and shelving.

MASTER BEDROOM 14' 00" max x 13' 06" to wardrobes max 12' 01" min (4.27m x 4.11m) With two leaded double glazed windows to front, built in wardrobes, radiator and opening through to dressing area.

DRESSING AREA 8' 01" x 5' 9" (2.46m x 1.75m) Having further door through to en suite shower room.

EN SUITE SHOWER ROOM Being reappointed with a white suite, comprising a pedestal wash hand basin with chrome mixer tap, low flush WC, complementary tiling to walls, chrome ladder heated towel rail, extractor, fully tiled double shower cubicle with electric shower over and double glazed windows to rear elevation.



BEDROOM TWO 14' 00" x 7' 06" min 10' 07" max (4.27m x 2.29m) With leaded double glazed bay window to front, radiator and built in wardrobe with sliding doors.

BEDROOM THREE 10' 07" x 9' 05" (3.23m x 2.87m) Having built in double wardrobes, radiator and double glazed windows to rear elevation.

FAMILY BATHROOM Having a suite comprising paneled bath with electric shower over, pedestal wash hand basin, low flush WC, part tiling to walls, ladder heated towel rail and opaque double glazed window to rear elevation.

SECOND FLOOR LANDING Approached by a spindle turning staircase from first floor landing with double glazed Velux skylight and doors off to bedrooms and shower room.

BEDROOM FOUR 13' 11" x 12' 04" max 9' 01" min (4.24m x 3.76m) Having double glazed Velux window to front and rear elevation, built in eaves storage, radiator, laminate flooring.

BEDROOM FIVE 10' 06" max 8' 09" min x 14' 00" (3.2m x 4.27m) With double glazed Velux skylight to front and rear elevation, eaves storage, radiator, laminate flooring.

FAMILY SHOWER ROOM Having a white suite comprising vanity wash hand basin with cupboards beneath, low flush WC, part tiling to walls, fully tiled enclosed shower cubicle with electric shower over, radiator and opaque double glazed window to rear elevation.

DOUBLE GARAGE 16' 07" x 16' 05" (5.05m x 5m) With twin up and over opening doors to front, light and power and pedestrian access door to side. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE Outside to the rear there is a pleasant good sized SOUTH facing mature rear garden with paved patio with gated access to front, steps with retaining wall to neat lawned garden, with planted borders with sleepers with a variety of shrubs and trees, fencing to perimeter, patio extends round to the side of the property 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 and data available for EE, Three, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 77 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.

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.

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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