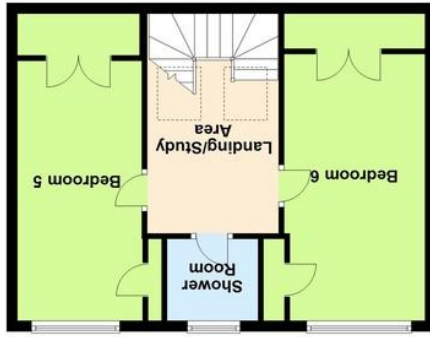
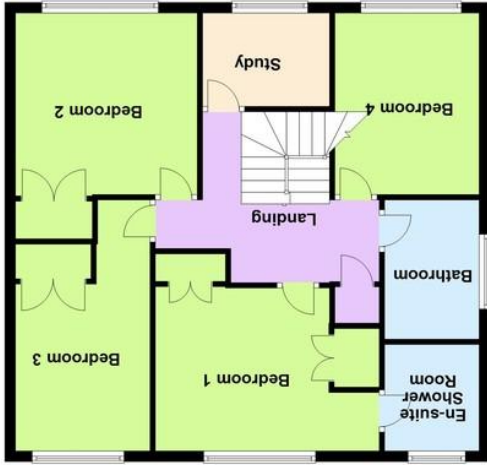


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
**NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 200.4 sq. metres (2157.2 sq. feet)



Second Floor  
 Approx. 45.1 sq. metres (485.5 sq. feet)



First Floor  
 Approx. 73.1 sq. metres (787.3 sq. feet)



Ground Floor  
 Approx. 82.2 sq. metres (884.3 sq. feet)

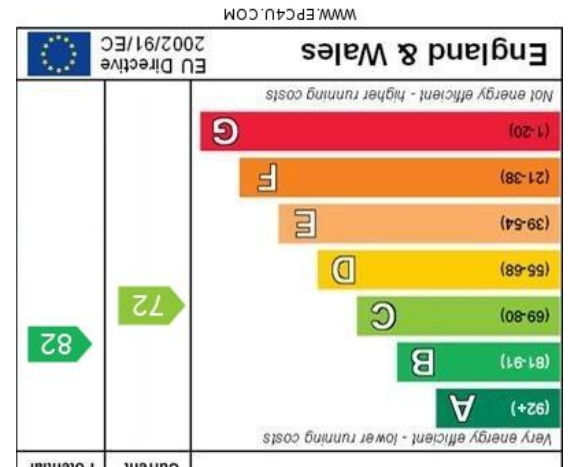
**LEGAL READY**

"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 Conveor.



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 .....



Walmley | 0121 313 1991



- SIGNIFICANTLY REDUCED FROM £675,000 TO OFFERS IN EXCESS OF £600,000
- A SUPERBLY EXTENDED SIX BEDROOM EXECUTIVE DETACHED HOUSE
- ATTRACTIVE LOUNGE WITH SEPARATE DINING ROOM
- FITTED KITCHEN WITH BREAKFAST ROOM/UTILITY OFF
- SIX BEDROOMS - MASTER ENSUITE
- FAMILY BATHROOM AND SEPARATE SHOWER



8 Foxes Meadow, Walmley, Sutton Coldfield, B76 1AW

Offers In Excess Of  
 £600,000



## Property Description

**SIGNIFICANTLY REDUCED FROM £675,000 TO OFFERS IN EXCESS OF £600,000** A unique opportunity to acquire this deceptively spacious SIX bedroom executive detached family home occupying this highly regarded residential location. The property which was built in the early 1980's by Messrs Stubblings Homes and has been greatly extended, the accommodation which is arranged over three storeys briefly comprises: welcoming reception hallway, guest cloakroom, family lounge and a separate dining room ideal for entertaining guests or simply relaxing in style. There is a fitted kitchen and a breakfast/utility room. The property features six generously sized bedrooms plus study the master with a luxury en-suite shower room and principle family bathroom offering versatile living space for a growing family. Situated in a peaceful area, residents can enjoy the tranquility of the surroundings while still being conveniently close to public transport links, nearby schools, and local amenities. For those who enjoy outdoor activities, this property is perfectly positioned near walking and cycling routes, providing a healthy and active lifestyle. Don't miss the chance to own this remarkable property that combines spacious living areas with a prime location. Contact us today to arrange a viewing and experience the charm of this exceptional home first hand. Outside to the front the property is set well back from the road behind a deep fore garden with shrubs and trees, multi vehicle block paved driveway providing off road parking with access to the garage.

**CANOPY PORCH** With outside light.

**RECEPTION HALLWAY** Approached by a double glazed reception doorway with double glazed window to the side, spiralled turning stair case of to first floor accommodation, useful under stairs storage cupboard, radiator and doors off to lounge, kitchen and guest cloakroom.

**GUEST CLOAKROOM** Having a white suite, comprising pedestal wash hand basin, low flush WC, part tiling to walls, opaque double glazed window to front, radiator.

**LOUNGE** 16' 02" x 12' 07" (4.93m x 3.84m) Focal point to room is a brick feature fireplace with surround and hearth fitted with living flame gas fire, radiator and double glazed window to front elevation and double inter communicating doors leading through to dining room.

**DINING ROOM** 10' 06" x 9' 09" (3.2m x 2.97m) Having space for dining table and chairs, radiator, double glazed window to rear and door through to kitchen.

**KITCHEN** 13' 10" x 10' 04" (4.22m x 3.15m) Having a comprehensive matching range of wall and base units with work top surfaces incorporating inset one and a half bowl sink unit with side drainer and mixer tap and complementary tiled splash back surrounds, fitted range cooker with double extractor hood over, integrated fridges and integrated freezer, down lighting, further range of matching wall and base units, quarry tiled floor, double glazed window to rear and double glazed door giving access out to rear garden and door through to breakfast room/utility.

**BREAKFAST ROOM/UTILITY** 12' 11" x 9' 01" (3.94m x 2.77m) Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, wall mounted gas central heating boiler, down lighting, quarry tiled floor, radiator, space for breakfast table and chairs, double glazed window to rear and double glazed door giving access out to rear garden.

**FIRST FLOOR LANDING** Being approached by a spindle stair case from reception hallway, with turning spindle staircase leading off to second floor landing, airing cupboard housing pressurised hot water cylinder, radiator and doors off to bedrooms and bathroom.

**MASTER BEDROOM** 12' 00" max x 10' 02" max (3.66m x 3.1m) Having two built in double wardrobes, radiator, double glazed window over looking rear garden and door through to reappointed en suite shower room.

**EN SUITE SHOWER ROOM** Being luxuriously reappointed with a white suite comprising walk in double shower cubicle with mains fed waterfall shower over with additional shower attachment with fitted shower screen, vanity wash hand basin with chrome mixer tap with cupboards beneath, low flush WC, chrome ladder heated towel rail, full complementary tiling to walls, tiled floor, down lighting, chrome ladder heated towel rail, extractor and opaque double glazed window to rear elevation.

**BEDROOM TWO** 11' 04" x 11' 04" (3.45m x 3.45m) Having built in double wardrobe, radiator and double glazed window to front elevation.

**BEDROOM THREE** 15' 02" max x 11' 07" min x 9' 00" (4.62m x 2.74m) Having built in double wardrobe, radiator and double glazed window to rear elevation.

**BEDROOM FOUR** 11' 04" x 9' 10" (3.45m x 3m) Having double glazed window to front, radiator.

**STUDY** 8' 01" max x 5' 07" min x 5' 08" (2.46m x 1.73m) Having double glazed window to front, built in desk and storage units, useful under stairs storage cupboard, radiator.

**FAMILY BATHROOM** Having a suite comprising paneled bath with mains fed shower over, fitted shower screen, vanity wash hand basin and cupboards beneath, close coupled low flush WC, down lighting, ladder heated towel



rail, tiled floor, extractor and opaque double glazed window to side elevation.

**SECOND FLOOR GALLERIED LANDING/STUDY AREA** Having two renewed double glazed Velux windows to front elevation, down lighting, radiator, doors off to bedrooms and further door to family shower room.

**BEDROOM FIVE** 16' 11" x 9' 00" (5.16m x 2.74m) With double glazed window to rear, useful built in eaves storage cupboard, radiator.

**BEDROOM SIX** 16' 10" x 9' 02" (5.13m x 2.79m) Having useful built in eaves storage cupboards, down lighting, radiator and double glazed window over looking rear garden.

**REAPPOINTED FAMILY SHOWER ROOM** Having a white suite comprising wash hand basin with chrome mixer tap, low flush WC, walk in double shower cubicle with mains rain water shower over and further shower attachment, full complementary tiling to walls and floors, ladder heated towel rail, down lighting, extractor and opaque double glazed window to rear elevation.

**OUTSIDE** To the rear there is a good sized well maintained landscaped garden with full width paved patio, with shaped neat lawn with a variety of shrubs and trees to perimeter, fencing to boarder, timber framed garden shed, pathway with gated access to front, external lighting, cold water tap.

**GARAGE** 16' 01" x 9' 01" (4.9m x 2.77m) Having double opening doors to front, light and power (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 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 219 Mbps. Highest available upload speed 32 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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.

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.

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

