

**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
 If 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.

England & Wales	
EU Directive 2002/91/EC	
Energy Rating	Current
A (92+)	
B (81-91)	
C (69-80)	71
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Very energy efficient - lower running costs	
Not energy efficient - higher running costs	

Walmley | 0121 313 1991



- A SUBSTANTIAL IMMACULATELY PRESENTED SIX BEDROOM EXECUTIVE STYLE DETACHED
- LOUNGE AND SEPARATE DINING ROOM
- FABULOUS FITTED BREAKFAST KITCHEN WITH UTILITY OFF
- SIX BEDROOMS TWO WITH EN-SUITE
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
- DOUBLE DETACHED GARAGE WITH MULTI FUNCTIONAL OFFICE/GYM ABOVE

Hillfoot Cottage, Reddicap Hill, Sutton Coldfield, B75 7BG

£720,000

Property Description

This substantial and immaculately presented executive style SIX bedroom detached property. Situated in a desirable location with easy access to public transport links, nearby schools, local amenities, New Hall nature reserve parks with walking and cycling routes, this home offers both convenience and tranquility.

Upon entering, you are greeted by a spacious layout that seamlessly connects the reception rooms, offering versatile living spaces for both relaxation and entertainment. The property which is arranged over three storeys briefly comprises to the ground floor - welcoming reception hallway, fabulous fitted breakfast kitchen with utility room and ground floor shower room, attractive lounge, separate dining room and a superb conservatory. To the first floor is the principal family bathroom and four bedrooms master and bedroom two both en-suite and to the second floor are two further double bedrooms and study area.

Outside the property occupies a large prominent corner plot set back behind a multi vehicle gated driveway with a well maintained secluded side garden. The detached double garage with a multifunction office/gym above ideal for a anybody who runs a business from home.

The property's charm is further enhanced by its surroundings, offering a peaceful retreat from the hustle and bustle of city life. Perfect for those seeking a harmonious blend of urban living and natural beauty. Don't miss the opportunity to make this stunning property your new home.

Outside to the front the property occupies a commanding corner plot set back behind wrought iron double gates with walled and iron railing perimeter, external electric point, gates give access to a multi vehicle driveway and detached double garage, pathway with gated access to rear.

CANOPY PORCH With outside lighting.

WELCOMING RECEPTION HALLWAY Being approached by a leaded double glazed composite reception door with matching side screens, with oak flooring, spindle turning stair case leading off to first floor accommodation, wall light points, door off to breakfast kitchen dining room and lounge.

FAMILY LOUNGE 19' 03" x 15' 03" max 13' 03" min (5.87m x 4.65m) Focal point to room is a feature fire place with surround and hearth with living flame gas fire, coving to ceiling, oak flooring, double glazed bay window to front, double glazed window to rear, wall mounted air conditioning unit/heater, two double glazed French doors through to conservatory.

CONSERVATORY 19' 06" x 11' 08" max 9' 11" min (5.94m x 3.56m) Being of part brick construction, with tiled floor, two ceiling fan light points, wall mounted air conditioning unit/heater, double glazed windows to side and rear elevation and double glazed French doors giving access to rear garden.

DINING ROOM 14' 04" x 10' 00" (4.37m x 3.05m) Having oak flooring, radiator, double doors through to lounge, double glazed bay window to rear elevation, coving to ceiling.

KITCHEN/BREAKFAST ROOM 12' 04" x 13' 07" (3.76m x 4.14m) Having a comprehensive matching range of wall and base units with granite work top surfaces over, incorporating double inset sink unit with mixer tap and splash back surrounds, space for range cooker with double extractor hood over, space and plumbing for dish washer, space for table and chairs, space for American style fridge/freezer, down lighting, glazed display cabinet, tiled floor continuing through to utility room, double glazed windows to front and side elevations.

UTILITY ROOM 9' 02" x 6' 04" (2.79m x 1.93m) Having a matching range of wall and base units with granite work top surfaces over, incorporating space and plumbing for washing machine and further apliance, with tiled splash back surrounds, recently installed boiler, double glazed windows to rear, opaque double glazed door giving access out to rear garden and door through to ground floor shower room.

GROUND FLOOR SHOWER ROOM Having a white suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap, part complementary tiling to walls and tiled floor, fully tiled enclosed shower cubicle with electric shower over, wall mounted vanity mirror, extractor and radiator.

FIRST FLOOR GALLERIED LANDING Approached by a spindle stair case passing double glazed window to front, coving to ceiling, further turning spindle stair case leading off to second floor accommodation and doors off to bedrooms and bathroom.

MASTER BEDROOM 13' 06" x 10' 02" (4.11m x 3.1m) Having coving to ceiling, radiator and double glazed window to side elevation and door through to en suite.

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

BEDROOM TWO 13' 03" x 10' 02" (4.04m x 3.1m) Having a range of built in wardrobes, coving to ceiling, radiator and double glazed window to rear elevation and door through to en suite.

EN SUITE SHOWER ROOM Having a white suite comprising a pedestal wash hand basin, low flush WC, full tiling to walls, fully tiled enclosed shower cubicle with mains fed shower over, extractor, chrome ladder heated towel rail and opaque double glazed window to side elevation.

BEDROOM THREE 11' 08" max 10' 02" min x 8' 09" (3.56m x 2.67m) Having three built in wardrobes, radiator and double glazed windows to front and side elevation.

BEDROOM FOUR 11' 04" x 6' 09" max 5' 05" min (3.45m x 2.06m) Being a dual aspect room with double glazed windows to front and rear elevation, laminate flooring, three built in wardrobes, radiator coving to ceiling.

BATHROOM Having a white suite comprising a panelled bath with mixer tap and shower over, pedestal wash hand basin, low flush WC, part tiling to walls, tiled floor, down lighting and extractor, radiator.

SECOND FLOOR LANDING Approached by a turning spindle stair case with door through to study/storage.

STUDY AREA 16' 01" x 14' 10" (4.9m x 4.52m) With two double glazed Velux windows to front elevation and opening through to bedrooms five and six.

BEDROOM FIVE 16' 07" x 13' 07" (5.05m x 4.14m) With double glazed window to side elevation, radiator.

BEDROOM SIX 16' 07" x 13' 05" (5.05m x 4.09m) With double glazed Velux window to rear elevation, radiator.

OUTSIDE To the rear there is a Westerly facing good sized well maintained enclosed garden, with full width paved patio leading to a neat lawned garden with further paved patio to the top of the garden, external electric point, timber frame garden shed, fencing to perimeter, pathway leads round to the side of the property with gated access to front, double outside power points to front and rear of property.

DOUBLE GARAGE 17' 01" x 16' 09" (5.21m x 5.11m) With automatic remote control roller shutter door to front, opaque double glazed window to side, opaque double glazed pedestrian access door to side, light and power and staircase off to office. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR MEZZANINE/OFFICE/MULTI FUNCTIONAL ROOM 16' 05" x 16' 02" (5m x 4.93m) Approached by a staircase from double garage with double glazed window to side, wall mounted air conditioning unit/heater, laminate flooring, light and power.

Council Tax Band G 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 13 Mbps. Highest available upload speed 1 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.

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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