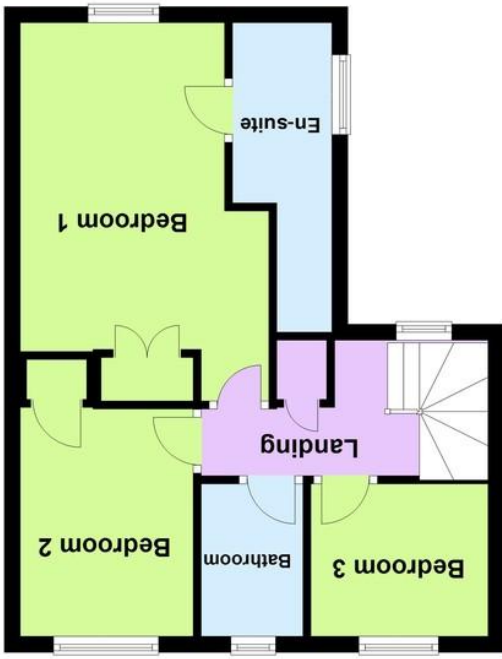
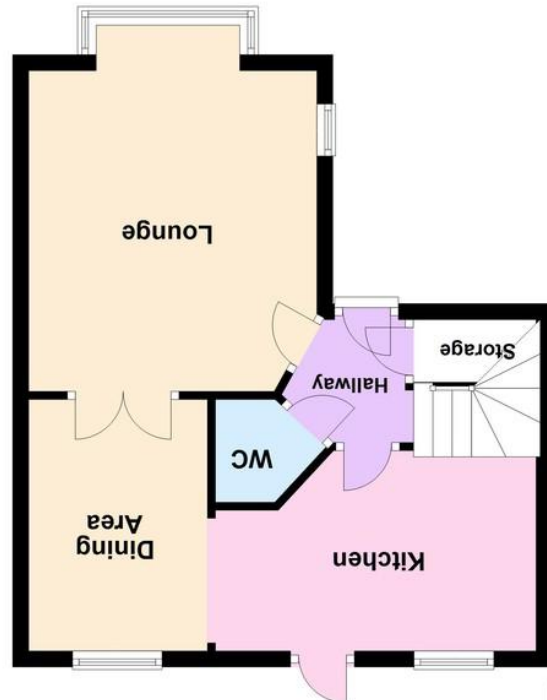


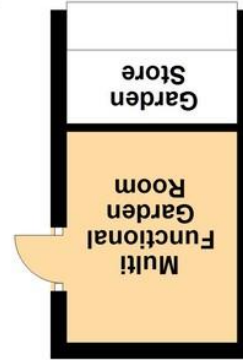
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



First Floor



Ground Floor



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.

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Walmley | 0121 313 1991



- A WELL PRESENTED THREE BEDROOM DETACHED HOUSE
- ATTRACTIVE LOUNGE
- COMPREHENSIVELY FITTED OPEN PLAN KITCHEN/DINER
- THREE BEDROOMS- MASTER EN-SUITE
- WELL APPOINTED FAMILY BATHROOM
- MULTI FUNCTIONAL GARDEN OFFICE/STORE



6 Welton Close, Walmley, Sutton Coldfield, B76 2RG

£419,500





## Property Description

**HIGHLY SOUGHT AFTER LOCATION** - This beautifully presented modern style three bedroom detached family home occupies this highly sort after location been within easy access of local amenities which public transport on hand and transport links providing easy access into both Sutton Coldfield town centre, Birmingham City Centre and motorway connections. The accommodation which has undergone many cosmetic improvements to a high specification throughout and briefly comprises:- Entrance porch, welcoming reception hall, guest wc, attractive lounge, comprehensively fitted open plan kitchen/diner, multi functional garden office, landing, family bathroom and three bedrooms master with en-suite shower room. Outside the property occupies a sweeping corner position and is approached via a driveway giving access to the store and to the rear is an private landscaped enclosed rear garden. **EARLY INTERNAL VIEWING OF THIS SUPERB PROPERTY IS HIGHLY RECOMMENDED.**

Outside to the front the property occupies a pleasant position on this popular cul de sac. Occupying a corner position set back behind a neat lawned fore garden with pathway with gated access to side, driveway providing off road parking with access to the garage.

**CANOPY PORCH** With tiled floor.

**WELCOMING RECEPTION HALLWAY** Being approached via an opaque glazed reception door with useful under stairs storage, turning stair case off to first floor accommodation and doors off to lounge, open plan kitchen/diner and guest cloakroom.

**GUEST CLOAKROOM** Having being reapointed with a white suite comprising slim line vanity wash hand basin with chrome water fall mixer tap and having cupboards beneath, low flush WC, complementary wood panelling to walls, radiator, extractor.

**ATTRACTIVE FAMILY LOUNGE** 14' 05" into bay x 13' 01" (4.39m x 3.99m) Having feature fireplace with surround and hearth, fitted with an electric fire, coving to ceiling, laminate flooring, radiator, double glazed bay window to front with further double glazed window to side.

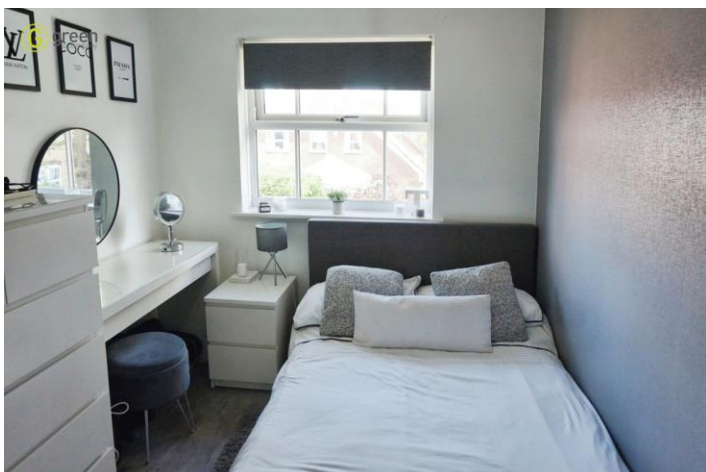
**OPEN PLAN KITCHEN/DINER** 22' 04" max 7' 10" min x 9' 08" max 6' 09" min (6.81m x 2.95m) Kitchen area having a comprehensive matching range of high gloss wall and base units with work top surfaces over, incorporating inset one and a half bowl sink with mixer tap and complementary brick effect tiled splash back surrounds, fitted gas hob with extractor hood over, built in electric cooker beneath, cupboard housing space and plumbing for dish washer, integrated washing machine, integral fridge/freezer, double glazed window to rear elevation, cupboard housing wall mounted gas central heating boiler and laminate flooring continuing through to dining area.

Dining area having radiator, space for dining table and chairs, glazed double doors through to lounge and double glazed French doors with matching side screens giving access to rear garden.

**GALLERIED LANDING** Approached by a spindle stair case from reception hallway, with double glazed window to front, radiator, airing cupboard housing hot water cylinder, and doors off to bedrooms and bathroom.

**MASTER BEDROOM** 12' 00" max 10' 08" min x 9' 08" max 6' 09" min (3.66m x 2.95m) Having double glazed window to front, radiator, built in double wardrobe with shelving and hanging rail, part complementary wood panelling to walls and door through to en suite shower room.

**EN SUITE SHOWER ROOM** Having a white suite comprising pedestal wash hand basin, low flush WC with part complementary tiling to walls, fully tiled enclosed shower cubicle with mains fed shower over, down lighting, extractor, wall mounted electric shaver point, chrome ladder heated towel rail and opaque double glazed window to side elevation.



**BEDROOM TWO** 10' 03" x 7' 08" (3.12m x 2.34m) Having built in wardrobe, radiator, laminate flooring and double glazed window to front.

**BEDROOM THREE** 8' 06" x 7' 05" (2.59m x 2.26m) Having double glazed window to rear, radiator,

**FAMILY BATHROOM** Having a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush WC, part tiling to walls, radiator, extractor and opaque double glazed window to rear elevation.

**OUTSIDE** To the rear there is a pleasant landscaped rear garden with full width paved patio, with neat lawn, variety of shrubs and trees to perimeter, fencing to border, gated access to front.

**DETACHED GARAGE** 8' 07" x 10' 00" (2.62m x 3.05m) Which has been part converted into useful, multifunctional room/home office/store  
To the front of the garage there is a garden store measuring 7' 00" x 9' 06" (2.13m x 2.9m), with up and over door to front.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice and data are likely to be available for EE, Three, O2 & Vodafone.  
Broadband coverage -  
Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 62 Mbps. Highest available upload speed 18 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.  
Networks in your area - Openreach & Virgin Media.

**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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