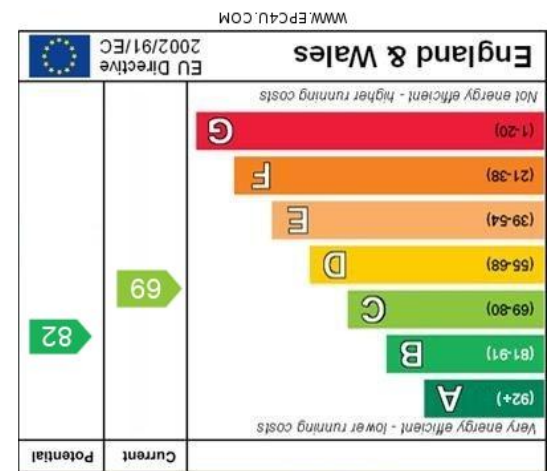


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- A SUBSTANTIAL THREE BEDROOM DETACHED HOUSE OFFERING SCOPE TO DEVELOP
- THREE RECEPTION ROOMS
- FITTED KITCHEN WITH UTILITY ROOM OFF
- THREE EXCELLENT SIZED BEDROOMS
- LUXURY APPOINTED FAMILY SHOWER ROOM

15 Reddicap Hill, Sutton Coldfield, B75 7BH

£550,000



Property Description

A SUBSTANTIAL THREE BEDROOM DETACHED HOUSE IDEAL FOR FAMILIES OR SCOPE TO BE USED A LOCAL BUSINESS LOOKING FOR NEW PREMISES - This immaculately presented three bedroom detached property, perfectly suited for families looking for a spacious and comfortable home. The property has been recently renovated, boasting high ceilings that enhance the sense of space and openness. The property which is situated on a large plot which offers the scope and potential to extend (subject to planning permission).

The property briefly comprises:- Enclosed porch, a welcoming reception hallway with a bespoke staircase leading off to the first floor. The large family lounge boasts superb views over the rear garden and there are two further reception rooms and a modern kitchen. To the first floor is the galleried landing and three generously proportioned bedrooms and a luxury appointed family bathroom.

The location of this property is highly favourable, with excellent public transport links and a selection of local amenities within easy reach. Furthermore, the property is in close proximity to reputable schools, making it an ideal choice for families with school-aged children.

One of the unique features of the property is the size of the plot itself, which offers scope to develop. The property is set well back from the road providing multi vehicle off road parking with access to the double garage. To the rear is a large well maintained private enclosed rear garden with superb views to the rear over Newhall valley and beyond.

A rare opportunity to acquire, truly is a gem, offering a blend of space, comfort, and convenience. Don't miss the opportunity to make this your new family home. Arrange a viewing today.

Outside the property occupies a large plot set well back from the road behind a secure multi vehicle block paved driveway, neat lawn, a variety of shrubs and trees with walled perimeter, security telescopic posts being remote control, driveway giving access to the double garage and further gated access to further block paved drive to the rear.

ENCLOSED PORCH Being approached via glazed double doors with matching side screens, with quarry tiled floor, further glazed window to side, pedestrian access door to the double garage and glazed door with matching side screens leading through to welcoming reception hallway.

WELCOMING RECEPTION HALLWAY Having bespoke glass stair case leading off to first floor accommodation, radiator, doors off to useful under stairs storage cupboard and further doors leading off to all rooms.

GUEST CLOAKROOM Being reappointed with a white suite, comprising vanity wash hand basin with chrome mixer tap, with cupboards beneath, low flush WC, opaque glazed window to front.

FRONT RECEPTION ROOM 12' 03" x 10' 04" (3.73m x 3.15m) With double glazed window to front, coving to ceiling, radiator, and glazed door through to kitchen.

EXTENDED LIVING ROOM 25' 11" max x 15' 11" (7.9m x 4.85m) Having two double glazed windows to rear, two radiators, double glazed door giving access out to rear garden and glazed door leading through to kitchen.

KITCHEN 17' 11" x 7' 00" (5.46m x 2.13m) Having a comprehensive matching range of wall and base units with work top surfaces over, incorporating a sink unit with mixer tap and complementary tiled splash back surrounds, fitted halogen hob with grill and oven beneath, extractor hood over, space and plumbing for dish washer and further appliances, double glazed window to side and door leading through to utility room.

UTILITY ROOM 6' 11" x 7' 11" (2.11m x 2.41m) Having a range of base units with work top surfaces over, with plumbing for washing machine and further appliance, double glazed windows to side and rear elevation, part tiling to walls and double glazed door giving access out to rear garden.

GALLERIED LANDING Bespoke glass staircase with balustrade, with two double glazed windows to side elevation, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 12' 11" x 11' 00" (3.94m x 3.35m) Having a range of built in double wardrobes with cabin style storage cupboards above, radiator and double glazed window over looking rear garden.

BEDROOM TWO 10' 09" x 9' 09" (3.28m x 2.97m) With double glazed window to front, double built in wardrobe with plumbed in vanity unit and radiator.

BEDROOM THREE 12' 11" x 10' 11" (3.94m x 3.33m) Having two built in double wardrobes, radiator

and double glazed window with elevated views over New Hall Valley Country Park.

BATH ROOM Having being luxuriously reappointed and comprising vanity wash hand basin with chrome water fall mixer taps with cupboards beneath, close coupled low flush WC, double shower cubicle, being fully tiled with mains rain water shower over and shower attachment, full complementary tiling to walls, wood flooring, chrome ladder heated towel rail, extractor, down lighting and opaque double glazed window to front elevation and radiator.

DOUBLE GARAGE 14' 11" x 19' 05" (4.55m x 5.92m) With automatic up and over door to front, light and power, and pedestrian access door leading through to home office. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

HOME OFFICE 13' 11" x 7' 06" (4.24m x 2.29m) With pedestrian access door through to garage and glazed double French doors giving access out to rear garden.

OUTSIDE To the rear there is a large enclosed garden with raised extensive paved patio, with steps down to retaining wall to neat shaped lawn garden, with further paved sun terrace, there is a driveway with access to front, variety of shrubs and trees, raised planted borders, hedgerow and fencing to perimeter, potential to build a further annex, subject to planning permission.

AGENT NOTE Detailed plans by a local architect including steel work calculations for a kitchen extension, incorporating a down stairs shower room, laundry and bifold doors opening onto the South facing garden are available with sale. Planning permission is not required and vehicle access to the rear garden would be retained.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely availability for EE, Three, O2 & Vodafone, and data likely availability for Three limited availability for EE, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 15 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 - 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. 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

