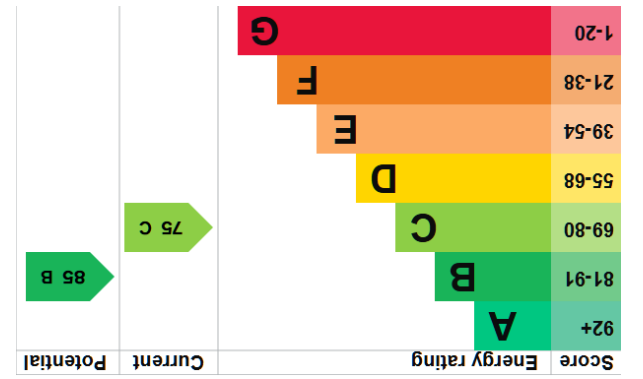


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



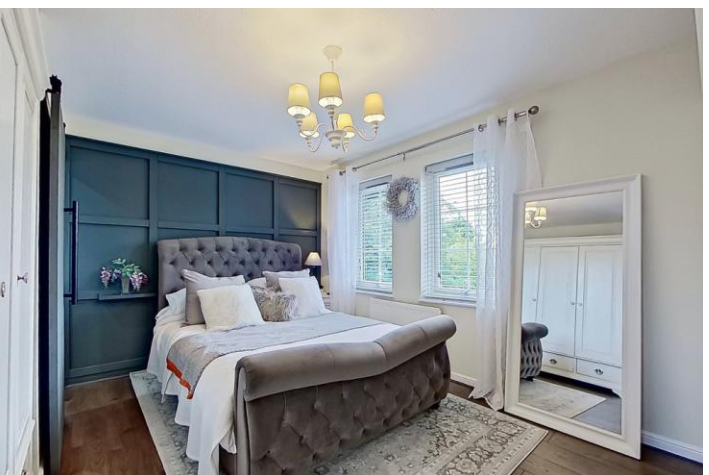
Walmley | 0121 313 1991



- REFURBISHED DETACHED FAMILY HOME
- FOUR BEDROOMS
- FAMILY KITCHEN/DINER
- GUEST CLOAKROOM
- PRIVATE REAR GARDEN
- BREATH TAKING OPEN PLAN LIVING SPACE

Betteridge Drive, Sutton Coldfield, B76 1FN

Offers In Excess Of
£600,000



Property Description

This modern contemporary property is a truly exceptional detached family home, offering much improved and exclusively presented accommodation throughout, boasting open plan life style living down stairs, with orangery, entertainment room, living room and family kitchen/diner, staggering rear garden, four bedrooms, master with ensuite and separate shower room. This individual property is rarely available to market. Externally the property benefits from ample off road parking and is attractively located within the cul de sac. Stepping inside to the property there is a welcoming reception hallway leading in all directions to generous down stairs accommodation. To the front there is also a double detached garage and to the rear of the property there is an impressive private garden with patio area for al fresco dining and entertaining and enjoying sunny days. The property is situated in a prime position with excellent travel links into Sutton Coldfield, Birmingham City Centre and motorway connections. In great catchment area for primary and secondary schools. Viewing by appointment is strongly advised to secure this impressive property.

ENTRANCE HALLWAY Providing stairs off to first floor landing, under stairs recess, radiator and doors leading to:

GUEST CLOAKROOM 6' 01" x 2' 06" (1.85m x 0.76m) Comprising a low flush WC, wash hand basin, with vanity unit underneath, radiator and double glazed window to the front.

LOUNGE 17' 07" x 10' 11" (5.36m x 3.33m) Great room for entertaining with double glazed bay window to the front, bi-fold doors to the rear opening into the entertainment room and solid oak French double doors also leading into the kitchen/family/diner, radiator and electric fire with surround.

KITCHEN/DINER/FAMILY ROOM 23' 01" max x 16' 10" max (7.04m x 5.13m) Double glazed bi-fold doors opening into the entertainment, two double glazed windows to the rear, solid hard wood work tops with a range of wall and base units, integrated fridge/freezer and wine fridge, range cooker with extractor over, spot lights to the ceiling, two modern vertical radiators, space and plumbing for washing machine and tumble dryer, Belfast style sink with mixer tap and drainer and single glass door leading into the orangery.

ORANGERY 19' 02" max x 10' 04" (max 5.84m x 3.15m) Double glazed French doors to the front of the property and double glazed bi-folds opening onto the garden to the rear of the property, sky light window to the ceiling, spot lights, laminate flooring.

ENTERTAINMENT ROOM 22' 06" x 11' 02" (6.86m x 3.4m) Surrounded by floor to ceiling glass panels, sky lights, windows, double glazed bi-fold doors opening onto the garden, tiled flooring, integrated fridge and wine fridge, modern vertical radiator.

FIRST FLOOR LANDING Stairs rising to the first floor with an arch feature window to the front, allowing natural light and giving access to the galleryed style landing with access to further accommodation, loft access and storage cupboard.

MASTER BEDROOM 14' 01" max x 11' 02" max (4.29m x 3.4m) With two double glazed windows to the rear, radiator and sliding door leading into the en suite shower room and fitted wardrobes.

EN SUITE SHOWER ROOM 7' 06" x 4' 07" (2.29m x 1.4m) Obscure glass window to the side, fully tiled walls and floor, vanity sink unit with LED mirror above, double walk in shower cubicle, heated towel radiator and spot light to the ceiling.

BEDROOM TWO 11' 01" x 9' 10" (3.38m x 3m) With two double glazed windows to the rear, radiator and free standing wardrobe which will remain with the property.

BEDROOM THREE 11' 01" x 9' 01" (3.38m x 2.77m) Double glazed window to the rear, radiator.

BEDROOM FOUR 8' 01" x 7' 06" (2.46m x 2.29m) Double glazed window to the front radiator, fitted wardrobes.

MAIN SHOWER ROOM 9' 00" x 6' 01" max (2.74m x 1.85m) With double walk in shower with low flush WC, vanity sink unit, two double glazed obscure windows to the front, spot lights to ceiling, heated towel radiator and fully tiled floor and walls.

DOUBLE DETACHED GARAGE 18' 03" x 16' 11" (5.56m x 5.16m) With double glazed door giving side access into the garage, electric up and over door, light and power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear there is a large enclosed garden with fenced boundary for maximum privacy, superb patio area which is accessed from both the orangery and entertainment room, gated access to the front of the property.

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 EE & Three limited availability for 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 67 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 - 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.

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, you, 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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