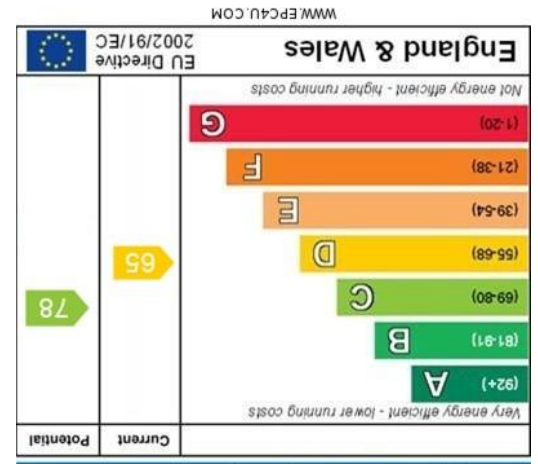


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- AN IMACULATLY PRESENTED FOUR BEDROOM DETACHED HOUSE
- SPACIOUS THROUGH LOUNGE
- SUPERBLY EXTENDED OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- FOUR BEDROOMS - MASTER EN-SUITE
- WELL APPOINTED FAMILY BATHROOM
- DOUBLE GARAGE AND IN AND OUT DRIVEWAY

14 Blakemore Drive, Sutton Coldfield, B75 7RN

£600,000



Property Description

POPULAR RESIDENTIAL LOCATION - This stunning four bedroom detached family home occupying this enviable position and enjoying a prime location with easy access to public transport links, making commuting effortless. It is also situated in proximity to local schools, adding to its appeal for families. A variety of local amenities are within easy reach, offering convenience for everyday essentials. For those who enjoy the outdoors, nearby parks offer plentiful opportunities for recreation.

The property which has undergone many cosmetic improvements throughout and briefly comprises:- Enclosed porch and welcoming reception hallway with the guest cloakroom off. The spacious through family lounge providing ample space for relaxation and entertainment which is further enhanced by its direct access to the garden. The superb open-plan kitchen/diner/family room has recently been refurbished and comes equipped with a dining space, perfect for family meals and entertaining guests.

The property boasts four well-proportioned bedrooms the master bedroom with a re-appointed en-suite shower room and the family bathroom, offering flexibility for families.

Outside to the front the property is set back behind a multi vehicle in and out driveway giving access to the double garage providing additional storage or potential for conversion, off-street parking for added convenience.

To the rear is a well maintained good sized private enclosed rear garden ideal for relaxing and also has the added benefit of secure gated off road parking.

This property would make an ideal family home, offering a blend of comfortable interiors, unique features, and a desirable location. Do not miss out on this opportunity to own a beautiful home in a vibrant community.

OUTSIDE To the front the property occupies a commanding position on the road set back behind a well stocked fore garden with a variety of shrubs and trees, lawn, block paved multi-vehicle in and out driveway giving access to double garage, pedestrian gated access to rear and further double timber opening gates providing parking for a caravan or boat and external lighting.

ENCLOSED PORCH Being approached via double glazed entrance door with matching side screens, tiled floor and wall light point.

WELCOMING RECEPTION HALLWAY Being approached via double glazed reception door with matching side screens, staircase to first floor accommodation, tiled floor, radiator and doors off to lounge, radiator, open plan kitchen/diner/family room and guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising; low flush WC, pedestal wash hand basin with chrome mixer tap, part complementary tiling to walls, tiled floor, radiator and opaque double glazed window to front.

FAMILY LOUNGE 21' 5" x 11' 4" (6.53m x 3.45m) Having double glazed bow window to front, two radiators, double glazed sliding patio door giving access to rear garden and glazed door leading through to:-

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

KITCHEN AREA 17' 8" x 8' 6" (5.38m x 2.59m) Being refitted with a bespoke matching range of wall and base units with worktop surfaces over incorporating inset sink unit with mixer tap and splash back surrounds, fitted induction hob with extractor above, built in oven, integrated microwave, integral dishwasher, opening through to:-

UTILITY AREA With a further matching range of wall and base units with worktop surfaces over incorporating sink unit with mixer tap, integrated washing machine, radiator, pedestrian access door through to double garage and opening through to:-

DINING/FAMILY AREA 21' 3" x 8' 7" (6.48m x 2.62m) Having fitted breakfast bar, space for dining table and chairs, feature designer radiators, double glazed windows to side and rear and double glazed French doors giving access out to rear garden.

FIRST FLOOR

LANDING Being approached via staircase, airing cupboard housing hot water cylinder and shelving, access to loft and doors leading off to bedrooms and bathroom.

MASTER BEDROOM 13' 5" max x 11' 4" max 9' min (9.27m x 3.45m max 2.74m min) Having double glazed window to rear, radiator and door through to:-

ENSUITE Having been reappointed with a white suite comprising; pedestal wash hand basin with waterfall mixer tap, low flush WC, part complementary tiling to walls, fully tiled enclosed double shower cubicle with electric shower over, chrome ladder heated towel rail and opaque double glazed window to front.



BEDROOM TWO 11' 1" x 8' 10" (3.38m x 2.69m) Having built in wardrobe, radiator and double glazed window to front.

BEDROOM THREE 10' 3" x 8' 9" (3.12m x 2.67m) Having double glazed window to rear and radiator.

BEDROOM FOUR 8' 10" x 7' 2" (2.69m x 2.18m) Having double glazed window to rear and radiator.

FAMILY BATHROOM Being reappointed with a white suite comprising; p-shaped panel bath with mixer tap and electric shower over and fitted shower screen, vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, part complementary tiling to walls, chrome ladder heated towel rail, extractor and opaque double glazed window to front.

DOUBLE GARAGE 18' 6" x 16' 6" (5.64m x 5.03m) Having twin up and over doors to front, access to roof void, opaque double glazed windows to rear, wall mounted gas central heating boiler and double glazed pedestrian access door to rear garden.

OUTSIDE To the rear is a good size landscaped enclosed private rear garden with full width paved patio, retaining wall leading to neat lawned garden with an abundance of shrubs and trees, hedgerow and fencing to perimeter, pathway leading to the side of the property with pedestrian gate to front, timber frame garden shed and to the other side of the property is a hard standing with double opening timber gates providing secured off road parking for a caravan or boat.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available likely for O2, Vodafone, limited EE, Three and data available limited for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

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

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.

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