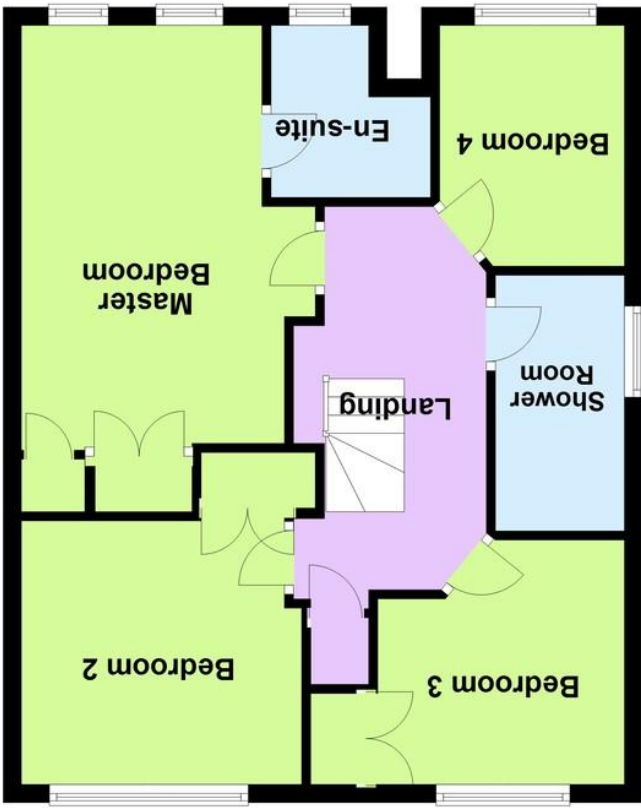
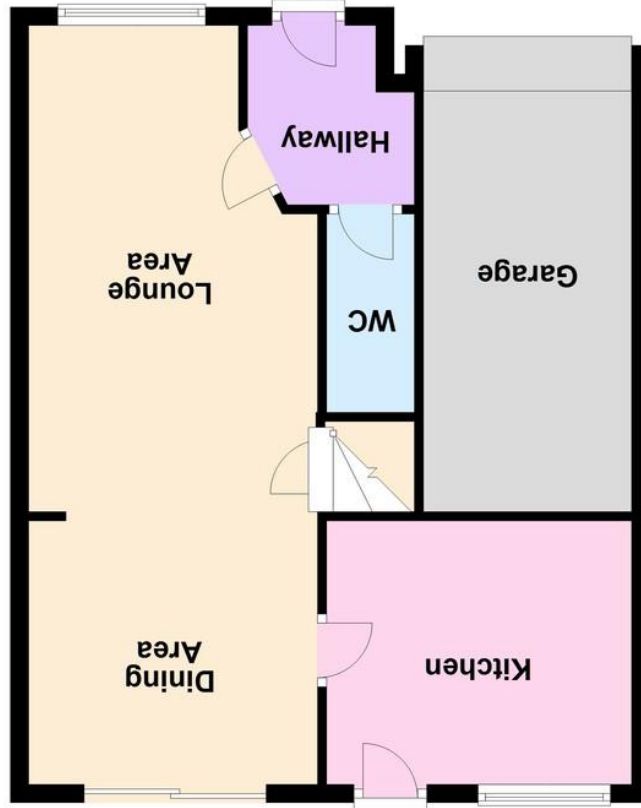


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 108.5 sq. metres (1167.7 sq. feet)

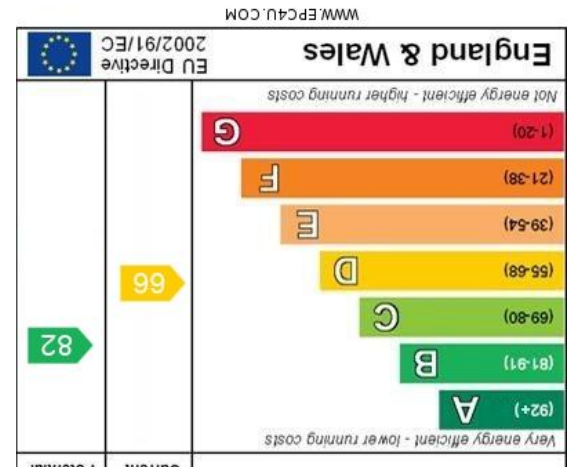


First Floor
Approx. 54.6 sq. metres (587.8 sq. feet)



Ground Floor
Approx. 53.9 sq. metres (579.9 sq. feet)

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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed Date



- A BEAUTIFULLY PRESENTED MODERN FOUR BEDROOM DETACHED HOUSE
- SPACIOUS THROUGH LOUNGE/DINER
- MODERN COMPREHENSIVELY RE-FITTED KITCHEN
- FOUR BEDROOMS - MASTER ENSUITE
- RE-APPOINTED FAMILY SHOWER ROOM
- ATTRACTIVE LANDSCAPED REAR GARDEN



24 Holly Close, Walmley, Sutton Coldfield, B76 2PD

£450,000

Property Description

This immaculate four bedroom modern detached house is now occupying this prime location for families and couples alike and conveniently situated near public transport links, local amenities, and nearby schools. For outdoor enthusiasts, it is surrounded by nearby parks, walking routes, and cycling routes.

The accommodation is approached via a reception hallway with the guest cloakroom off. The spacious through lounge/dining room provides access to a private garden, perfect for entertaining or relaxing. The modern comprehensively fitted kitchen is a dream for any home cook, equipped with state-of-the-art appliances and a fresh, modern aesthetic.

To the first floor the property boasts four bedrooms the master bedroom which is a double with a private en-suite and built-in wardrobes, guaranteeing plenty of storage space. The second bedroom is also a double, while the third and fourth bedrooms are single rooms, all maintained in excellent condition.

The family shower room has been newly refurbished, offering a modern and sleek design. Outside the property occupies this pleasant cul-de-sac set back behind a neat fore garden and driveway providing a cess off road parking with access to the garage and parking facilities, which are significant bonuses for potential buyers. To the rear is an attractive well maintained landscaped rear garden ideal for relaxing or afternoon BBQ's

This property offers a blend of comfort and practicality, making it an ideal home for families or couples. Its unique features and prime location make it a standout choice. Don't miss this opportunity to own a stunning property in a highly sought-after area.

Outside to the front the property occupies a pleasant cul-de-sac location set back behind a neat lawned fore garden and driveway providing off road parking with access to the garage, pathway with gated access to the rear.

CANOPY PORCH Having outside lights.

WELCOMING RECEPTION HALLWAY Approached via a composite reception door with Karndean flooring, radiator and doors leading off to lounge, dining room and guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising wash hand basin with chrome mixer tap, low flush WC, part tiling to walls, extractor and radiator.

THROUGH LOUNGE/DINING ROOM 17' 00" x 8' 10" (5.18m x 2.69m) Focal point to room is a feature fire place with surround and hearth, Karndean flooring, spindle turning stair case off to first floor accommodation with useful under stairs storage cupboard, double glazed window to front and opening through to dining area having radiator, Karndean flooring, space for dining table and chairs, double glazed sliding patio door giving access to rear garden and door through to kitchen. Dining Area 10' 01" x 8' 10" (3.07m x 2.69m) having double glazed sliding door giving access out to rear garden.

KITCHEN 10' 11" x 8' 10" (3.33m x 2.69m) Having being comprehensively refitted with a contrasting range of high gloss wall and base units with work top surfaces over, incorporating an inset sink unit with hose style mixer tap and side drainer and complementary tiled splash back surrounds, fitted gas hob with grill and oven beneath, fitted extractor, integrated dish washer, integral fridge/freezer, integrated washing machine, Karndean flooring, radiator, double glazed window to rear, cupboard housing gas central heating boiler, double glazed door giving access to rear garden.

FIRST FLOOR LANDING Approached via a stair case from lounge, with airing cupboard, radiator and access to loft via a pull down ladder and doors off to bedrooms and bathroom.

MASTER BEDROOM 15' 05" x 8' 10" max (4.7m x 2.69m) Having two double glazed windows to front, built in treble wardrobes, two radiators and door through to en suite shower room.

ENSUITE SHOWER ROOM Having a white suite, comprising wash hand basin set on pedestal, with cupboards beneath and chrome mixer tap, low flush WC, full complementary tiling to walls, extractor, endose shower cubicle with electric shower over and opaque double glazed window to front elevation.

BEDROOM TWO 10' 05" x 8' 10" (3.18m x 2.69m) Having double glazed window to rear, built in double wardrobe, radiator.

BEDROOM THREE 8' 10" x 8' 09" max (2.69m x 2.67m) Having double glazed window to rear, built in wardrobe, radiator.

BEDROOM FOUR 6' 09" x 6' 04" (2.06m x 1.93m) Having double glazed window to front, radiator.

REAPPOINTED SHOWER ROOM Having a white suite comprising wash hand basin with chrome mixer tap, low flush WC, full complementary tiling to walls and floor, walk in double shower cubicle, with mains rain water shower over and shower attachment with fitted shower screen, chrome ladder heated towel rail, down lighting, extractor and opaque double glazed window to side elevation.

OUTSIDE To the rear there is a good sized well maintained landscaped garden with full width paved patio, neat lawn with a variety of plants and trees to border, to the top of the garden there is a further gravelled seating area, pathway with gated access to front.

GARAGE (UNMEASURED) 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 limited availability for EE, Three, O2 & Vodafone.

Broadband coverage -
Broadband Type = Standard Highest available download speed 12 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 - 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.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

