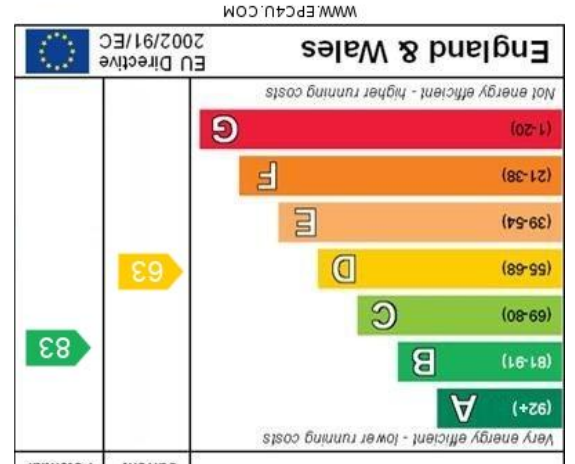
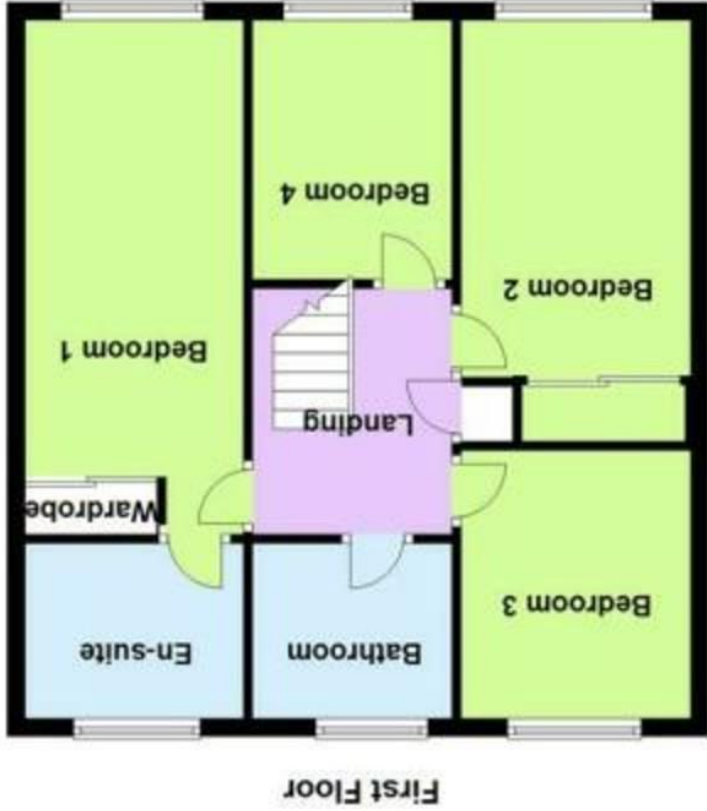


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

Walmley | 0121 313 1991



- A WELL PRESENTED FOUR BEDROOM DETACHED HOUSE
- FAMILY LOUNGE AND SEPARATE DINING ROOM
- MODERN COMPREHENSIVELY FITTED KITCHEN
- SUPERB CONSERVATORY
- FOUR BEDROOMS - MASTER EN-SUITE
- WELL APPOINTED FAMILY BATHROOM



5 Moat Croft, Walmley, Sutton Coldfield, B76 1GD

Offers In Excess Of £400,000

Property Description

SOUGHT AFTER CU-L-DE-SAC LOCATION. This well presented four bedroom detached family home occupies this highly sought after residential location. One of the main attractions of Walmley is its beautiful green spaces and parks. Sutton Park, one of the largest urban parks in Europe, is located just a short drive away and offers endless opportunities for outdoor activities, including walking, cycling, fishing and horse riding. Additionally, Walmley Golf Club is a popular destination for golf enthusiasts. The area also benefits from a range of local shops, restaurants, and pubs, which provide an excellent selection of goods and services. Schools in the area are also highly regarded, with a number of primary and secondary schools offering quality education. Overall, living in Walmley offers the perfect mix of suburban tranquillity and accessible amenities, making it an ideal place to call home. The spacious accommodation which has undergone many cosmetic improvements throughout, to a high specification briefly comprises; enclosed porch, welcoming reception hall, guest wc, attractive family lounge, separate dining room, superb conservatory and a modern comprehensively fitted kitchen, landing, four good size bedrooms master with en-suite, reappointed family bathroom, garage and multi-vehicle driveway, good size private landscaped enclosed rear garden, internal viewing highly recommended

Outside to the front the property occupies a pleasant position being set back behind a full width block paved driveway providing ample off road parking with access to garage.

ENCLOSED PORCH Being approached via a double glazed sliding door with quarry tiled floor.

RECEPTION HALLWAY Being approached by an opaque double glazed composite reception door with staircase off to first floor accommodation, laminate flooring, door through to lounge and further door through to guest cloakroom.

GUEST CLOAKROOM Being reappointed with a white suite, comprising vanity wash hand basin with chrome mixer tap, cupboards beneath, low flush WC, chrome ladder heated towel rail, part complementary tiling to walls, laminate flooring and opaque double glazed window to front elevation.

LOUNGE 16' 10" into bay x 12' 07" max x (5.13m x 3.84m) Double glazed bay window to front, laminate flooring, radiator, built in units, radiator and door leading through to dining room.

DINING ROOM 15' 10" x 10' 02" (4.83m x 3.1m) Having a built in storage unit, useful under stairs storage cupboard, laminate flooring, space for dining table and chairs, radiator, double glazed window to rear, double glazed door leading out to conservatory and door through to kitchen.

CONSERVATORY 12' 11" x 12' 09" (3.94m x 3.89m) Having laminate flooring, double glazed windows to side and rear elevation, double glazed French doors leading out to rear garden.

KITCHEN 10' 11" x 7' 10" (3.33m x 2.39m) Having a bespoke matching range of high gloss wall and base units with worktop surfaces over, incorporating inset sink unit with side drainer and mixer tap, splash back surrounds, fitted gas hob with extractor hood above, built in oven, integrated microwave, integral dish washer, integrated fridge/freezer, tiled floor, vertical designer radiator and double glazed window to rear elevation. Pedestrian access door leading through to garage.

GARAGE 17' 11" x 8' 00" (5.46m x 2.44m) Having up and over door to front, wall mounted gas central heating boiler, space and plumbing for washing machine and further appliance and door through to kitchen, light and power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

LANDING Approached by a staircase from reception hallway, having useful built in storage cupboard, access to loft, and doors off to bedrooms and bathroom.

BEDROOM ONE 18' 07" max x 8' 00" (5.66m x 2.44m) Having a built in wardrobe, radiator, double glazed window to front, door through to en suite.

EN SUITE SHOWER ROOM Being reappointed with a white suite comprising vanity wash hand basin, with chrome water fall mixer tap and cupboards beneath, low flush WC, walk in double shower cubicle with electric shower over, chrome ladder heated towel rail, opaque double glazed window to rear elevation.

BEDROOM TWO 12' 05" to wardrobe x 9' 01" (3.78m x 2.77m) Having built in double wardrobe, with shelving and hanging rail, with mirror fronted doors, radiator and double glazed window to front.

BEDROOM THREE 10' 02" x 9' 02" (3.1m x 2.79m) Having laminate flooring, radiator and double glazed window to rear elevation.

BEDROOM FOUR 9' 06" max x 7' 05" (2.9m x 2.26m) Having built in wardrobe, radiator and double glazed window to front elevation.

FAMILY BATHROOM Having being reappointed with a designer suite, comprising double ended panelled bath with telescopic mixer tap and shower attachment, vanity wash hand basin with chrome mixer tap, low flush WC, wood panelling to walls, designer combination radiator/towel rail, opaque double glazed window to rear.

OUTSIDE to the rear there is a good sized well maintained enclosed rear garden, laid mainly to lawn, paved patio, fencing to perimeter and further paved patio to the top of the garden, with two timber framed garden sheds and patway with gated access to front.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely a availability for EE & Vodafone limited a availability for O2 and No voice or data availability for Three and data likely a availability for EE limited a availability for O2 & Vodafone
Broadband coverage -
Broadband Type = Standard Highest a available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest a available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest a available download speed 1000 Mbps. Highest a 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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

