

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

Total area: approx. 167.5 sq. metres (1803.0 sq. feet)

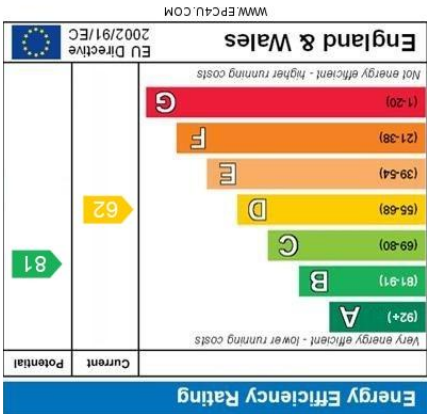


LEGAL READY

"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.

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 WELL PRESENTED FOUR BEDROOM DETACHED HOUSE
- ATTRACTIVE DOUBLE ASPECT LOUNGE
- SEPARATE DINING/CONSERVATORY
- SUPERBLY EXTENDED OPEN



Hidcote Avenue, Walmley, Sutton Coldfield, B76 1SB

£560,000



Property Description

We are delighted to present this well presented four bedroom detached house occupying this sought after residential location. This lovely home boasts two reception rooms, perfect for entertaining guests or creating separate living spaces within the property. The property features an extended comprehensively fitted kitchen/breakfast room.

With four bedrooms, there is ample space for a growing family or those in need of a home office or guest room. The master bedroom also includes an en-suite dressing room/nursery and shower room. There is also a modern family bathroom, ensuring comfort and convenience for all occupants.

Situated in a sought after location, this home offers easy access to public transport links, a range of excellent nearby schools, local amenities, and green spaces, providing convenience and a high quality of life for residents. Whether you enjoy a peaceful walk in the park or need quick access to transportation, this property offers the best of both worlds.

Don't miss out on this fantastic opportunity to own a detached property with multiple reception rooms in this desirable location. Contact us today to arrange a viewing and make this house your new home.

Outside to the front the property is set back from the road behind a multi vehicle block paved driveway giving access to the double garage. The front garden is laid to lawn and shrubs.

ENCLOSED PORCH Being approached by a double glazed entrance door with matching side screen, with quarry tiled floor.

WELCOMING RECEPTION HALLWAY Being approached via a reception door with opaque double glazed side screens with laminate flooring, staircase off to first floor accommodation with useful under stairs storage cupboard, radiator and door off to all rooms.

GUEST CLOAKROOM Having a white suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap, tiled splash back surrounds, chrome ladder heated towel rail, opaque glazed window to front elevation.

DOUBLE ASPECT LOUNGE 18' 07" x 11' 04" (5.66m x 3.45m) Focal point to the room is a feature fire place with surround and hearth, fitted with living flame gas fire, coving to ceiling, two radiators and double glazed door with side screens giving access out to rear garden.

DINING ROOM/CONSERVATORY 18' 02" x 10' 02" max 9' 05" min (5.54m x 3.1m) Having space for dining table and chairs, radiator, coving to ceiling, double glazed windows to side and rear elevation and double glazed door giving access to rear garden.

EXTENDED KITCHEN/BREAKFAST ROOM

KITCHEN AREA 16' 11" x 8' 11" (5.16m x 2.72m) Having a comprehensive matching range of wall and base units with Quartz worktop surfaces over, incorporating inset one and a half bowl sink unit with chrome mixer tap, cooker with extractor hood over, integrated fridge and freezer, integral dish washer, tiled floor, feature designer vertical radiator, further matching range of wall units, double glazed window to rear, down lighting and opening through to breakfast area.

BREAKFAST AREA 14' 11" x 7' 06" (4.55m x 2.29m) Having a range of base units with work top surfaces incorporating sink unit, space for dining table and chairs, tiled floor, radiator, down lighting, double glazed French doors giving access to rear, double glazed door to side and access door to garage.

GALLERIED LANDING Approached via a staircase with double glazed window to front, radiator, access to loft, airing cupboard housing hot water cylinder and shelving and doors off to all rooms.

BEDROOM ONE 9' 07" x 11' 06" (2.92m x 3.51m) Having double glazed window to rear, radiator and door through to en suite dressing room.

EN SUITE DRESSING ROOM/NURSERY 11' 11" x 7' 07" (3.63m x 2.31m) With double glazed window to rear, radiator, access to roof space and door through to en suite shower room.

EN SUITE SHOWER ROOM Having a white suite comprising low flush WC, vanity wash hand basin with chrome mixer tap, tiled splash back surrounds, fully tiled enclosed shower cubicle with electric shower over, extractor, chrome ladder heated towel rail and opaque double glazed window to side elevation.

BEDROOM TWO 11' 06" x 11' 04" (3.51m x 3.45m) Double bedroom with double glazed window to rear, radiator.

BEDROOM THREE 11' 03" x 7' 00" (3.43m x 2.13m) With double glazed window to front, radiator.

BEDROOM FOUR 10' 8" max 8' 04" min x 7' 00" (3.25m x 2.13m) Having double glazed window to rear,

radiator.

FAMILY BATHROOM A well appointed bathroom with a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low flush WC, part tiling to walls, fully tiled enclosed shower cubicle, with mains fed shower over, radiator, wall mounted electric shaver point and opaque double glazed window to side elevation.

OUTSIDE To the rear there is a pleasant South facing garden laid mainly to lawn with paved patio, variety of shrubs and trees, fencing and hedgerow to perimeter, three garden sheds and pathway with gated access to front.

DOUBLE GARAGE

GARAGE ONE 18' 11" x 7' 07" (5.77m x 2.31m) With up and over door to front, light and power, wall mounted gas central heating boiler, opening through to: (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARAGE TWO 18' 11" x 8' 04" (5.77m x 2.54m) 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 available for EE, Three, O2 & Vodafone.

Broadband coverage
Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 70 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.

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