

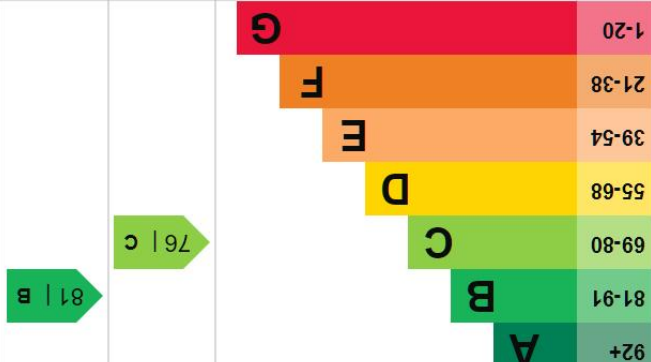
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- Highly Sought After Location
- Beautifully Maintained Throughout
- 5 Bedrooms 4 Reception Rooms
- Kitchen Diner & Utility Room
- Master With Dressing Area & En Suite
- 3 Further En Suite Bedrooms

2 Barrack Close, Sutton Coldfield, B75 7HB

£750,000



Property Description

Green and Company are delighted to offer to the market this superb 5 bedroom 2.5 storey executive detached family home situated within a highly sought after area of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute, as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre. Approached via a large gated driveway the home is entered through a hallway and offers luxurious accommodation over 3 floors, to the front of the home there is a formal lounge with double doors to the dining room, a stunning Orangery, a superb open plan kitchen/diner, utility room and snug, on the first floor there are 4 double bedrooms, one of which has an en suite shower room, bedrooms 2 and 3 share a Jack and Jill bathroom, a further family bathroom is also on this floor. The top floor of the house is a master suite with a large bedroom with office area off, a superbly appointed dressing room and a further shower room off. To complete the home there is a beautifully landscaped private garden. Homes of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

Outside to the front the property occupies a commanding position on the road set back behind a gated multi vehicle driveway giving access to the garage, lawned fore garden with shrubs and trees and gated access to rear.

WELCOMING RECEPTION HALLWAY Approached by a composite double glazed entrance door with matching opaque side screens, with bespoke glass staircase off to first floor accommodation, radiator, useful under stairs storage cupboard, down lighting and doors leading off to all rooms, Amtico flooring.

GUEST CLOAKROOM Being luxuriously reappointed with a white suite comprising wash hand basin set on vanity unit with cupboards below and chrome mixer tap, low flush WC, Amtico flooring, chrome ladder heated towel rail, full complementary tiling to walls, down lighting and opaque double glazed window to rear elevation.

FORMAL LOUNGE 18' 6" to bay x 13' 1" (5.64m x 3.99m) Focal point to the room is a feature stone fireplace with surround and hearth with inset living flame gas fire, Amtico flooring, two radiators, coving to ceiling, walk in double glazed bay window to front and double inter communicating doors leading through to dining room.

DINING ROOM 9' x 13' 2" (2.74m x 4.01m) Having Amtico flooring, space for dining table and chairs, radiator, coving to ceiling and glazed double doors with matching side screens leading through to orangery.

ORANGERY 12' 11" x 13' 10" (3.94m x 4.22m) Being of part brick construction, with double glazed windows to side and rear elevation, double glazed French doors giving access out to rear garden, Amtico flooring, vertical designer radiator, down lighting.

KITCHEN DINER 9' 2" min 15' 4" max x 19' 9" max (2.79m min 4.67m max x 6.02m max) Having being comprehensively refitted with a bespoke matching range of high gloss, wall and base units with granite work top surfaces over, incorporating double inset sink unit with chrome mixer tap and further hot water boiling tap, integrated dish washer, fitted five burner Siemens hob with extractor hood above, further matching range of units with inset Siemens combination microwave oven with further Siemens electric oven underneath, integrated larder fridge and freezer, tiled floor with under floor heating in kitchen/dining area, down lighting. Breakfast area having space for breakfast table and chairs, further matching range of wall and base units, double glazed window to rear, double glazed bi-folding door giving access to rear garden, door through to sitting room/home office and further door leading through to utility room.

UTILITY ROOM 8' 7" x 7' 6" (2.62m x 2.29m) Having a comprehensive matching range of high gloss wall and base units with granite work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and tiled splash back surrounds, cupboard housing integrated washing machine, integrated tumble dryer, fitted wine rack, tiled floor, vertical designer radiator and double glazed door giving access to side.

SNUG/FAMILY ROOM 15' 3" x 8' 3" (4.65m x 2.51m) Having designer radiator, coving to ceiling, double glazed window to front and access to snug with double glazed Velux window to front, down lighting.

FIRST FLOOR GALLERIED LANDING Approached by a bespoke glass staircase with balustrade with further bespoke staircase leading off to second floor landing with designer radiator and double glazed window to front, airing cupboard housing pressurized hot water cylinder, shelving and doors leading off to all rooms.

BEDROOM TWO 13' 2" x 12' 1" (4.01m x 3.68m) Having a range of built in double wardrobes, radiator, walk in double glazed bay window to front and door leading through to en suite shower room.

EN SUITE SHOWER ROOM Being well appointed with a white suite comprising pedestal wash hand basin with chrome mixer tap, low flush WC, full complementary tiling to walls and floors, radiator, extractor and opaque double glazed window to side.

BEDROOM THREE 9' 3" x 12' 5" (2.82m x 3.78m) Having two double glazed windows to rear, two radiators, built in double wardrobe with shelving and hanging rail, door through to inner hallway.

INNER HALLWAY Having Jack and Jill en suite bathroom off.

BEDROOM FOUR 9' 3" max 6' 11" min x 16' 10" max (2.82m max 2.11m min x 5.13m max) Having double glazed window to front, radiator, built in double wardrobe and door through to inner hallway with Jack and Jill bathroom off.

JACK AND JILL BATHROOM Having a white suite comprising a "P" shaped panelled bath with fitted shower screen with mains fed shower over and shower attachment, pedestal wash hand basin with chrome mixer tap, low flush WC, full complementary tiling to walls and floor, chrome ladder heated towel rail, double glazed Velux window to front elevation.

BEDROOM FIVE 10' 7" min to bay x 8' 10" (3.23m x 2.69m) Having built in wardrobe with shelving and hanging rail, double glazed window to rear, radiator.

FAMILY BATHROOM Being reappointed with a white suite, comprising panelled bath with mains rain water shower over and shower attachment, fitted shower screen, vanity wash hand basin set on pedestal with mixer tap and cupboards beneath, close coupled low flush WC, full complementary tiling to walls and floor, down lighting, chrome ladder heated towel rail and opaque double glazed window to rear elevation.

SECOND FLOOR LANDING Approached by a bespoke glass staircase with door leading through to master bedroom and opening through to dressing room.

MASTER BEDROOM 15' 4" x 13' 10" (4.67m x 4.22m) Having radiator, double glazed window overlooking rear garden, double glazed Velux window to front elevation and opening through to dressing area. Dressing Area: having a comprehensive range of built in furniture, comprising three double wardrobes, single wardrobes and two chest of drawers, radiator, double glazed window overlooking rear garden, feature double glazed window to front, eaves storage, and door through to en suite shower room.

LUXURY REAPPOINTED EN SUITE SHOWER ROOM Having a white suite comprising "his and hers" wash hand basins with chrome water fill mixer taps set on pedestal with cupboards beneath, low flush WC, walk in double shower with shower screen and mains fed shower over and shower attachment, part complementary tiling to walls and fully tiled floor, chrome ladder heated towel rail, extractor and double glazed Velux window to front with elevated views.

OUTSIDE There is a well maintained neat enclosed rear garden with full width paved patio and pathway with gated access to front, useful timber framed garden shed, raised decked patio with seating area, neat lawn, fencing to perimeter, external lighting and power.

Council Tax Band F 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 15 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps
Networks in your area:- 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.