



**Connells**

Tamar Drive  
Walmley Sutton Coldfield



# Tamar Drive Walmley Sutton Coldfield B76 1YT

for sale offers over  
**£500,000**



## Property Description

A well presented four bedroom family detached home located in a cul-de-sac location and in an excellent school catchment area for primary and senior schools. The property is located close to main transport links and shopping and local amenities. The accommodation comprises a large reception porch which in turn gives access into an entrance hallway. Off the entrance hall there is an impressive, refitted kitchen to the front and a good sized lounge to the rear. There are double doors that give access into a dining room and there is in addition a good sized family conservatory, there is a ground floor guest WC. On the first floor landing there is a master bedroom with an en-suite shower room, three further bedrooms and a separate family bathroom. The property benefits from a good sized block paved driveway providing ample off-road parking, an integral garage and a good sized low maintenance rear garden. The property benefits from central heating and double glazing.

## Entrance Porch

Having a double glazed door to the front giving access into the entrance porch area with double glazed windows to the front and side. Tiled flooring and internal double glazed door gives access into the reception hallway,

## Reception Hallway

Having stairs off to the first floor landing, radiator to wall, coving to ceiling, doors give access into the lounge, the kitchen, the garage and the ground floor guest WC.

## Ground Floor Guest WC

Having low level flush WC, wall mounted wash hand basin, radiator to wall, frosted double glazed window and tiled flooring.

## Family Lounge

15' 8" x 13' 1" (4.78m x 3.99m)

Having double glazed window to the rear overlooking the conservatory, radiator to wall, telephone point and TV aerial point, decorative coving to ceiling and double doors give access into the dining room.

## Dining Room

11' 4" x 8' 7" (3.45m x 2.62m)

Having double glazed patio doors leading into the conservatory, radiator to wall and coving to ceiling.

## Conservatory

22' 3" x 16' 8" (6.78m x 5.08m)

Being an excellent sized conservatory, being UPVC double glazed and having radiator to wall and double glazed French doors give access to the rear garden.

## Kitchen

10' Minimum to the front of units x 8' 6" (3.05m Minimum to the front of units x 2.59m

Briefly comprising a modern re-fitted kitchen having fitted base units with square edge work surfaces over and fitted matching wall units, double glazed window to the front overlooking the driveway. One and a half bowl sink and drainer unit with mixer tap over, cupboards under, integrated double electric oven and integrated induction hob, cooker hood and extractor fan, integrated washing machine, integrated dishwasher, space for a fridge/freezer. Double glazed door to the side giving access into the side, front and rear garden. Floor tiling, plinth lighting and built-in microwave.

## First Floor Landing

Having doors off to the four bedrooms and the family bathroom. Double glazed window to the side.

## Bedroom One

13' 1" To include the wardrobes x 10' 4" (3.99m To include the wardrobes x 3.15m)

Having double glazed window to the rear overlooking the rear garden, radiator to wall, TV aerial point, built-in double wardrobe with mirrored front and door gives access into the en-suite shower room.

## En-Suite Shower Room

Having shower cubicle, low level flush WC, wall mounted wash hand basin with cupboard under, double glazed frosted window to the side, extractor fan, floor tiling and part tiling to walls.

## Bedroom Two

10' 3" x 9' 6" To the front of the wardrobes (3.12m x 2.90m To the front of the wardrobes

Having double glazed window to the rear overlooking the rear garden, radiator to wall, wall to wall built-in wardrobes, laminate flooring.

## Bedroom Three

10' 4" x 10' 1" (3.15m x 3.07m)

Having double glazed window to the front, radiator to wall and laminate flooring.

## Bedroom Four

9' 5" x 7' 3" (2.87m x 2.21m)

Having double glazed window to the front, radiator to wall and laminate flooring.

## Family Bathroom

Comprising a well presented family bathroom. Having panelled bath with central mixer tap, electric shower over, wall mounted wash hand basin, low level flush WC, floor tiling and wall tiling, double glazed frosted window to the front, wall mounted heated towel rail radiator and wall mounted cabinet.

## Outside Front

Having driveway providing ample off-road parking and access to the garage, gated side access giving access into the rear garden.

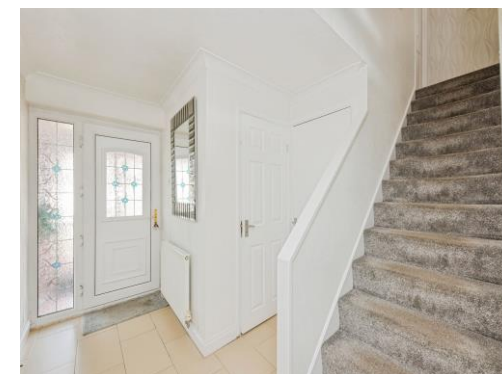
## Garage

17' 2" x 7' 8" (5.23m x 2.34m)

Having power and lighting, automatic roll up and over door, internal tap, pedestrian door gives access into the hallway.

## Rear Garden

Being a low maintenance rear garden with garden laid to lawn, patio area, fencing to the side and rear and gated access to the front of the property.















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EPC Rating: Awaited  
 Council Tax Band: E

Tenure: Freehold

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