

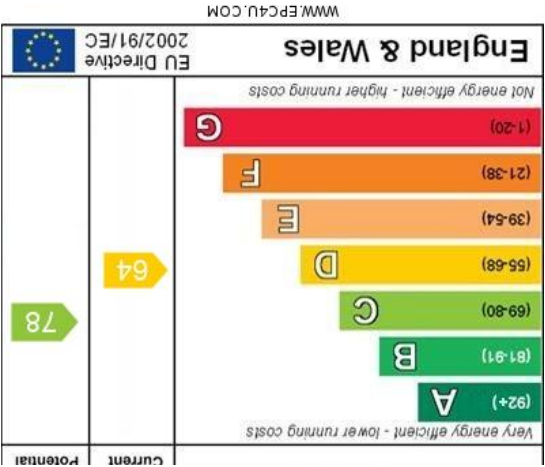
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Walmley | 0121 313 1991



- A BEAUTIFULLY PRESENTED FOUR BEDROOM EXECUTIVE DETACHED FAMILY HOME
- ATTRACTIVE LOUNGE
- COMPREHENSIVELY FITTED OPEN/PLAN KITCHEN/DINER
- SUBERB ORANGERY
- FOUR BEDROOMS - MASTER WITH RE-APPOINTED EN-SUITE
- DOUBLE GARAGE AND MULTI VEHICLE DRIVEWAY



Juniper Drive, Walmley, Sutton Coldfield, B76 1GX

£600,000



Property Description

FOUR BEDROOM EXECUTIVE STYLE DETACHED OCCUPYING A GENEROUS CORNER PLOT - This well presented four bedroom detached family home occupying this enviable position and enjoying a prime location with easy access to public transport links, making commuting effortless. It is also situated in proximity to local schools, adding to its appeal for families. A variety of local amenities are within easy reach, offering convenience for everyday essentials. For those who enjoy the outdoors, nearby parks offer plentiful opportunities for recreation.

The property briefly comprises:- A welcoming reception hallway with the guest cloakroom off. The spacious family lounge providing ample space for relaxation and entertainment. The superb open-plan kitchen/diner is perfect preparing family meals and the superb orangery is an ideal setting for entertaining guests with views over the rear garden.

The property boasts four well-proportioned bedrooms the master bedroom with a en-suite shower room and the family bathroom, offering flexibility for families.

Outside to the front the property is set back behind a multi vehicle driveway giving access to the double garage providing additional storage or potential for conversion and off-street parking for added convenience.

To the rear is a large landscaped private enclosed rear garden ideal for relaxing on a sunny day.

This property would make an ideal family home, offering a blend of comfortable interiors, unique features, and a desirable location. Do not miss out on this opportunity to own a beautiful home in a vibrant community.

Outside to the front the property occupies a commanding position in the road set on the head of a cul de sac and is situated on a large corner plot and is set back behind a multi vehicle block paved driveway giving access to the double garage, lawned fore garden with low maintenance borders and gated access to rear.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Being approached by a composite opaque double glazed reception door with matching side screen, spindle staircase off to first floor accommodation, useful under stairs storage cupboard, feature, vertical designer radiator and doors leading off to guest cloakroom, lounge, open plan kitchen/diner and pedestrian access door to the garage.

GUEST CLOAKROOM Being reapointed with a white suite comprising vanity wash hand basin with chrome mixer tap and cupboards beneath, close coupled low flush WC with storage cupboard to the side, part complementary tiling to walls, radiator, opaque double glazed window to rear elevation.

LOUNGE 16' 10" x 10' 10" (5.13m x 3.3m) Having walk in double glazed bay window to front, fire place with surround, coving to ceiling.

OPEN PLAN KITCHEN/DINER 25' 6" x 8' 9" (7.7m x 2.67m) Kitchen Area: Having being refitted with a comprehensive matching range of wall and base units, work top surfaces over incorporating inset one and a half bowl sink unit with mixer tap and complementary brick effect tiled splash back surrounds, fitted induction hob with extractor hood above, built in double oven, integral dish washer, integrated fridge/freezer, down lighting, double glazed window to rear and laminate flooring leading through to dining area.

Dining Area: Having space for dining table and chairs, radiator and double glazed French doors with matching side screens leading through to orangery.

ORANGERY 25' 6" x 8' 11" (7.7m x 2.72m) Superbly extended orangery being of part brick construction, with double glazed windows to side and rear elevation, two roof light lanterns, down lighting and feature bi-folding double glazed doors giving access out to the rear garden. This also benefits from under floor heating.

FIRST FLOOR LANDING Being approached by a spindle staircase from reception hallway, useful built in linen storage cupboard, access to loft and doors off to bedrooms and bathroom.

MASTER BEDROOM 12' 5" x 10' 11" (3.78m x 3.33m) Having a range of built in wardrobes with shelving and hanging rail, double glazed window to front elevation, radiator and door leading through to en suite shower room.

EN SUITE SHOWER ROOM Being reapointed with a white suite comprising vanity wash hand basin with a chrome mixer tap with cupboards beneath and tiled splash back surrounds, low flush WC, fully tiled enclosed shower with mains fed shower over, laminate flooring, chrome ladder heated towel rail, extractor and opaque double glazed window to front elevation.

BEDROOM TWO 12' 5" x 8' 4" (3.78m x 2.54m) Having a range of built in wardrobes with shelving and hanging rail, radiator and double glazed window to front.

BEDROOM THREE 9' 3" x 8' 8" (2.82m x 2.64m) Having a built in double wardrobe, radiator and double glazed window to rear elevation.

BEDROOM FOUR 9' 4" x 7' 8" (2.84m x 2.34m) having radiator and double glazed window to rear elevation.

BATHROOM Having being reapointed with a white suite comprising vanity wash hand basin, with chrome mixer tap and cupboards beneath, with close coupled low flush WC, panelled bath with mains fed shower over and mixer tap with fitted shower screen, complementary brick effect tiled splash back surrounds, extractor and opaque double glazed window to rear elevation and chrome ladder heated towel rail.

OUTSIDE To the rear there is a large Westerly facing enclosed garden with full width paved patio which extends round to the side of the property with gated access to the front, external lighting, cold water tap, neat lawned garden with raised borders with fencing to perimeter.

DOUBLE GARAGE 18' 3" x 16' 5" (5.56m x 5m) With twin up and over doors to front, light and power, wall mounted gas central heating boiler. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements.)

Utility Area: Having a range of wall and base units with work top surfaces over, with inset sink unit with mixer tap with space and plumbing for washing machine beneath and further appliance and opaque double glazed window to rear and opaque double glazed door giving access out to the rear garden.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE & Vodafone Good outdoor, variable in-home

O2 & Three Good outdoor

Broadband coverage -

Broadband Type = Standard Highest available download speed 15 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 1000 Mbps.

Networks in your area:- Openreach, Virgin Media & City Fibre

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.

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