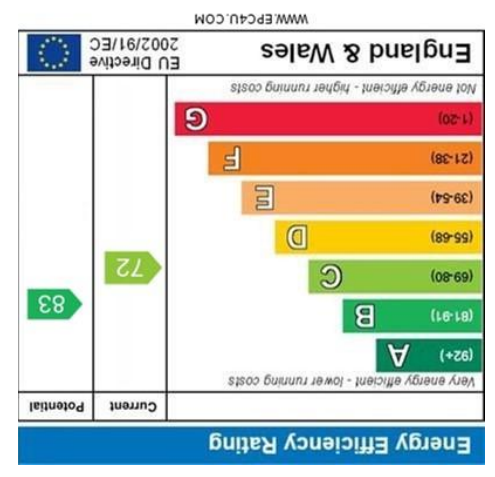


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- EXECUTIVE STYLE FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL LOCATION
- LOUNGE & SEPARATE DINING ROOM
- HOME OFFICE / FAMILY ROOM

Warren House Walk, Walmley,
Sutton Coldfield, B76 1TS

£625,000



Property Description

*****DRAFT DETAILS - AWAITING APPROVAL ***** This executive style detached family home occupies this sought after location within walking distance to the shops and facilities within Walmley Village, with access to excellent primary and secondary schools, with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises welcoming reception hallway, attractive family lounge, separate dining room, home office / family room, comprehensively refitted kitchen breakfast room, galleried landing, four bedrooms, en-suite, well appointed family bathroom, landscaped South Easterly facing enclosed rear garden, off road parking and double garage to front. This superb property must be viewed in order to be appreciated and in more detail the accommodation comprises:

OUTSIDE To the front the property is set well back from the road behind a multi vehicle tar macadam driveway with hedgerow to perimeter, low maintenance shingled garden, pathway with gated access to rear and driveway gives access to garage.

PORCH With outside light and leading through to:

ENTRANCE HALL Approached via double-glazed entrance door with matching side screen, with laminate flooring, radiator, spindle staircase leading to first floor accommodation and doors off to lounge, kitchen breakfast room and guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising vanity wash hand basin with chrome mixer tap and tiled splash back surround, low flush WC, tile-effect flooring, chrome ladder heated towel rail and opaque double-glazed window to rear elevation.

FAMILY LOUNGE 18' 10" into bay x 12' 1" (5.74m x 3.68m) The focal point of the room is a feature fire-place with surround and hearth fitted with living flame coal-effect gas fire, coving to ceiling, two radiators, double-glazed bay window to front, opaque double-glazed window to side, laminate flooring and glazed double doors leading through to dining room.

DINING ROOM 11' 1" x 9' (3.38m x 2.74m) Having laminate flooring, space for dining table and chairs, radiator, double glazed French door to garden and door through to breakfast kitchen.

KITCHEN BREAKFAST ROOM 14' 7" x 11' 2" (4.44m x 3.4m) Having comprehensively refitted with a modern high gloss range of wall and base units with Granite work surface over, incorporating inset five burner NEFF gas hob with extractor hood above and built-in electric oven beneath, integrated dishwasher, integrated washing machine, integrated tumble dryer, fitted breakfast bar with cupboards and drawers below, a further matching range of wall and base units, space for American style fridge freezer, cupboard housing Worcester Bosch gas central heating boiler, tiled floor, down lighting, double glazed window to rear and opaque double glazed door to rear garden.

HOME OFFICE / FAMILY ROOM 10' 8" x 8' 5" (3.25m x 2.57m) Having laminate flooring, radiator, and double-glazed window to front.

GALLERIED LANDING Being approached via spindled turning staircase passing opaque double glazed window to side, radiator and doors off to bedrooms and bathroom



BEDROOM ONE 15' 8" max and 13' 9" min x 11' 6" max (4.78m and 4.19m x 3.51m) Having a range of built-in double wardrobes, radiator, double-glazed window to front and door through to en-suite shower room.

EN-SUITE SHOWER ROOM Being reappointed with a white suite comprising wash hand basin with chrome mixer tap, low flush WC with cupboards surrounding, full complementary tiling to walls, chrome ladder heated towel rail, fully tiled enclosed shower cubicle with mains fed shower over, tiled floor, wall mounted electric shaver point and opaque double-glazed window to side elevation.

BEDROOM TWO 9' 3" max x 10' 6" max (2.82m x 3.2m) With double-glazed window to rear, built-in double wardrobe and radiator.

BEDROOM THREE 14' 2" max x 8' 5" (4.32m x 2.57m) Having built-in double wardrobe, radiator and two double-glazed windows to front.

BEDROOM FOUR 10' 7" max and 9' 1" min x 9' 5" (3.23m x 2.77m) Having built-in double wardrobe, radiator and double-glazed window to rear.

FAMILY BATHROOM Being reappointed with a white suite comprising P-shaped panelled bath with fitted shower screen and mains fed shower over, mixer tap and further shower attachment, vanity wash hand basin with mixer tap and cupboards beneath, close coupled with low flush WC, full complementary tiling to walls and tiled floor, chrome ladder heated towel rail, extractor fan, wall mounted electric shaver point and opaque double-glazed window to rear elevation.

OUTSIDE To the rear there is a pleasant South Easterly facing landscaped rear garden with full width paved patio, neat lawn, shrub borders, a variety of shrubs and trees, fencing and hedgerow to perimeter, garden shed, external lighting, cold water tap and pathway extends round to the side of the property leading to front.

GARAGE With up and over door to front, light and power, electric charging point for motor vehicle and pedestrian access door to side. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F - Birmingham City Council

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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