

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



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Walmley | 0121 313 1991

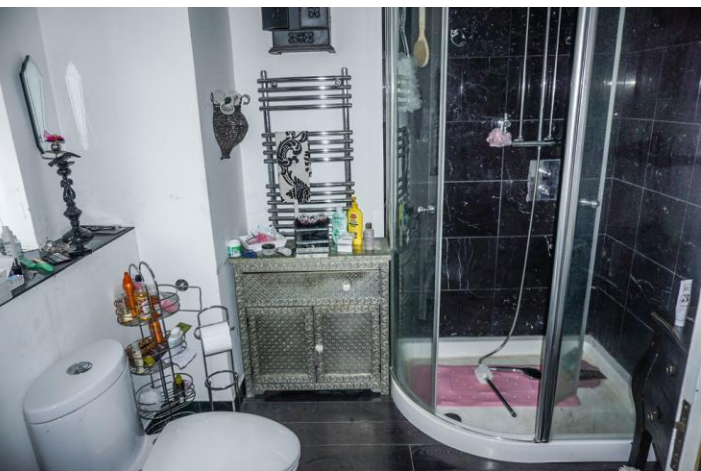


- DETACHED FAMILY RESIDENCE
- THREE RECEPTION ROOMS
- DOWNSTAIRS WC
- SOUGHT AFTER LOCATION
- THREE DOUBLE BEDROOMS
- SUBSTANTIAL CORNER PLOT

Signal Hayes Road, Walmley,  
Sutton Coldfield, B76 2RP

£450,000





## Property Description

This superbly located spacious Freehold detached family residence is conveniently located close to Walmley and Sutton Coldfield amenities. The property benefits from having gas central heating (where specified) and is offered for sale with no upward chain. Internal inspection is essential to fully appreciate the property on offer which has immense potential for extension.

The accommodation briefly comprises of reception hall, spacious lounge, dining room, breakfast kitchen which is open plan to conservatory area, downstairs WC and second reception room which is a versatile space to be used as required. On the first floor there are three double bedrooms and bathroom. Outside the property there is a fore garden with lawn and paved driveway providing ample off road parking and a pleasant mature rear garden. Early viewing is strongly recommended and in more detail the accommodation comprises:

**LIVING ROOM** 16' 7" x 10' 1" (5.05m x 3.07m) Having double glazed door to rear, two double glazed windows to front, radiator, gas fire and two double glazed windows to rear.

**DOWNSTAIRS WC** 4' 06" x 2' 06" (1.37m x 0.76m) Having double glazed obscure window to front, low level WC, sink and radiator.

**DINING ROOM** 10' 07" x 7' 08" (3.23m x 2.34m) Approached via hallway, with two double glazed windows to front and radiator.

**OPEN PLAN KITCHEN CONSERVATORY BREAKFAST AREA** Kitchen Area 14' 2" max x 17' 3" max (Conservatory Area 12' 9" max width) (4.32m x 5.26m) Having double glazed window to rear, integrated fridge freezer, microwave, oven, radiator, spot lights, Valiant boiler housed in one of the kitchen cupboards, Range of wall and base units, stainless steel sink with drainer, gas hob, tiled flooring, breakfast bar, door leads to second reception room and open plan to:  
**Conservatory Area**  
Having double glazed windows surrounding with patio doors leading onto the garden.

**SECOND RECEPTION ROOM** 17' 5" x 15' 4" (5.31m x 4.67m) Having two double glazed windows to rear, double glazed windows with patio doors across the front, external electric roller door, panelled heaters and loft space.

**LANDING** Having double glazed window to rear and doors off to:

**BEDROOM ONE** 10' 6" max and 5' 2" min x 16' 10" max and 10' 5" min (3.2m and 1.58m x 5.13m and 3.20m) A dual aspect room with double glazed window to front and double glazed window to rear, radiator and fitted wardrobes.

**BEDROOM TWO** 9' 5" x 9' 6" (2.87m x 2.9m) Having double glazed window to front and radiator.

**BEDROOM THREE** 11' 1" x 7' 1" (3.38m x 2.16m) Having double glazed window to rear, fitted wardrobes and radiator.

**BATHROOM** 10' 9" x 8' 2" (3.28m x 2.49m) Having three double glazed obscure windows to front, walk-in double shower unit, low level WC, sink, heated towel rail radiator, separate radiator, tiled flooring,

**REAR GARDEN** With decking area, gated side access and laid mainly to lawn with mature borders.

**FRONT OF PROPERTY** Ample off road parking with mature garden and lawn.

The property is situated on a corner plot and is an ex show home.

Council Tax Band E - 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.