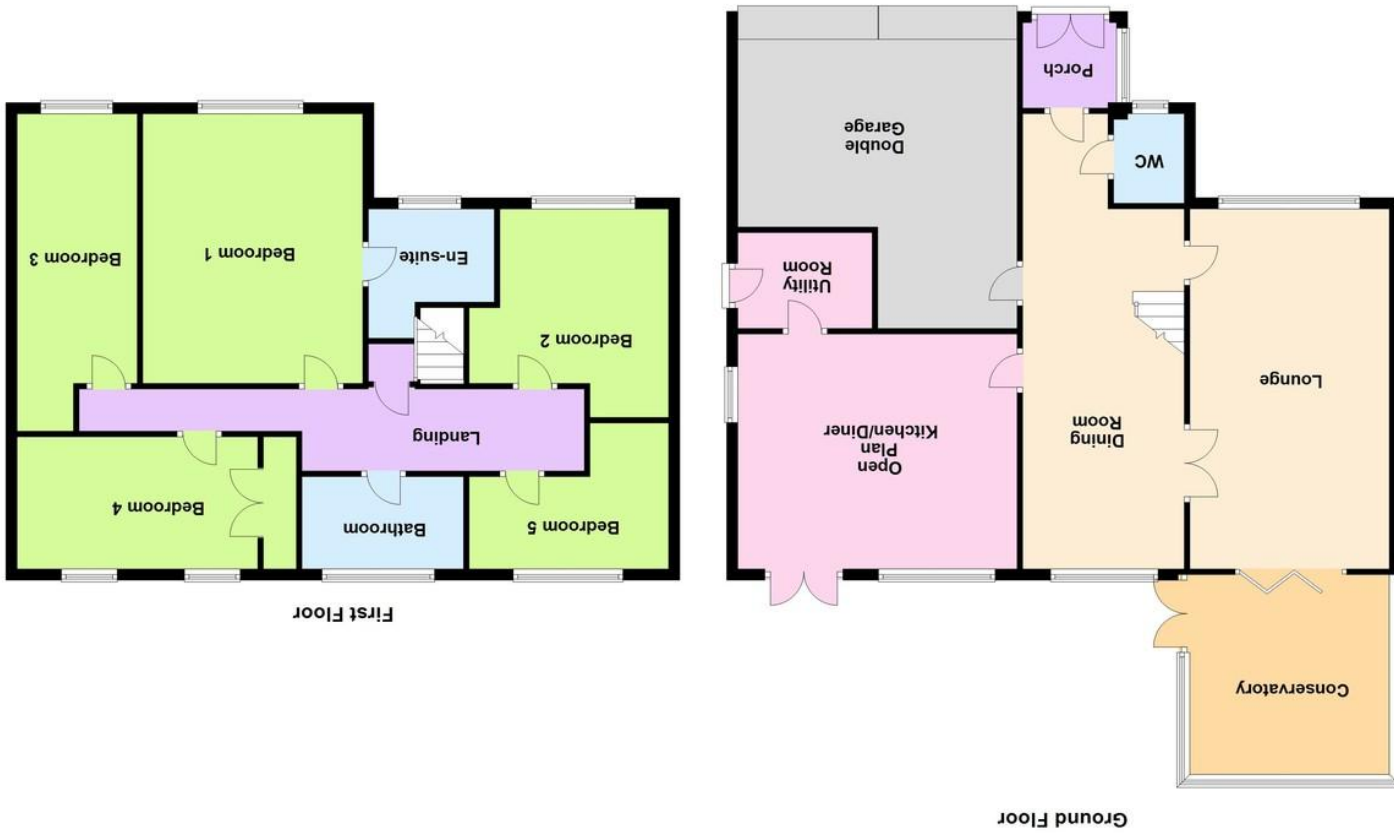
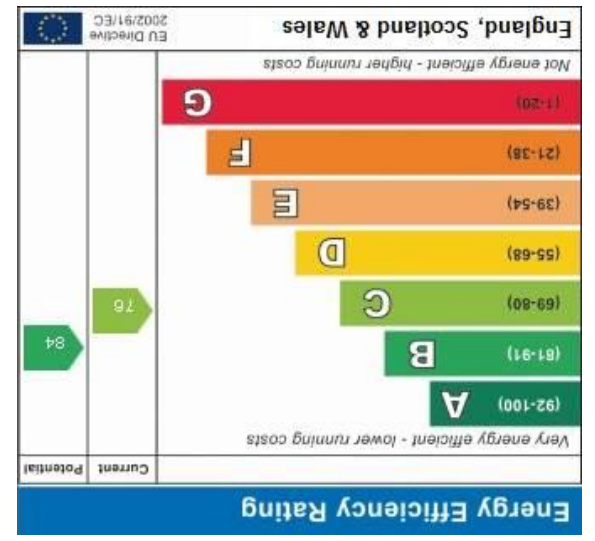


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 of 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



- FIVE BEDROOM EXECUTIVE STYLE DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- ATTRACTIVE THROUGH LOUNGE
- SEPARATE DINING ROOM
- SUPERB OPEN PLAN KITCHEN DINER / FAMILY ROOM
- FIVE BEDROOMS

Malvern Drive, Walmley, Sutton Coldfield, B76 1PZ

Offers Over
 £650,000

Property Description

This is a rare opportunity to acquire an immaculate, beautifully presented, FIVE-bedroom executive detached house, in the area originally known as The Chase. Houses in this part of Walmley are very rare to the market, with only 2 houses sold in Malvern Drive since the current vendor purchased the property in 2001. This detached family home occupies a superb position at the top of this sought-after cul-de-sac located within Walmley. It is conveniently situated for amenities, including local schools and shops with public transport on hand and transport links providing easy access into both Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections.

This larger than average 5 bedroom accommodation, which has undergone many improvements to a high specification throughout, briefly comprises: - Entrance porch, stunning open plan reception hallway leading into the dining room, attractive through lounge, conservatory, superb open plan kitchen diner / family room, utility, guest cloakroom, landing, five bedrooms, master with en-suite and luxury reappointed family bathroom. Outside to the front, the property is set back behind a multi-vehicle driveway giving access to the double garage, and to the rear is a good-sized landscaped rear garden. Early internal viewing of this property is highly recommended to fully appreciate this superb property.

OUTSIDE To the front the property occupies a very pleasant position on this cul de sac and is set off a private driveway. To the front of the property there is a full width Crete print multi vehicle driveway providing access to the double garage with pathway and gated access to rear.

ENCLOSED PORCH Being approached via double glazed French doors with leaded double glazed side screen, tiled floor and down lighting.

SUPERB OPEN PLAN RECEPTION HALL / DINING ROOM 26' 1" max and 21' 2" min x 9' 6" max (7.95m and 6.46m x 2.9m) Having feature bespoke staircase with Oak and glass balustrade leading off to the first floor accommodation, down lighting, dining space for table and chairs, two designer radiators, access door through to garage and doors leading off to all rooms.

GUEST CLOAKROOM Being reappointed with a contemporary style suite comprising low flush WC, vanity wash hand basin with chrome mixer tap and cupboards beneath with splash back surrounds, feature designer radiator and opaque leaded double glazed window.

THROUGH LOUNGE 21' 2" x 11' 9" (6.45m x 3.58m) With leaded double glazed window to front, feature fire place with surround and hearth, coving to ceiling, designer radiator, glazed double doors leading through to open plan dining room and feature double glazed bi folding doors leading through to conservatory.

CONSERVATORY 11' 8" x 11' 7" (3.56m x 3.53m) Being part brick construction with double glazed windows to side and rear elevations and double glazed French doors giving access out to rear garden.

SUPERB OPEN PLAN KITCHEN DINER / FAMILY ROOM 17' x 14' max (5.18m x 4.27m) Having been refitted with a comprehensive top of the range Walnut wall and base units with Quartz worktop surfaces over incorporating inset one and a half bowl sink unit with mixer tap and additional boiling hot water tap, complementary tiled splash back surrounds, fitted Range Master double oven with induction hob above and double extractor hood with splash back, integrated dishwasher, central island breakfast bar with Quartz worktop over and cupboards below, tiled floor, space for fridge freezer, a further matching range of wall units housing gas central heating boiler, space for sofa, down lighting, leaded double glazed window to rear, double glazed French doors giving access to rear elevation, leaded double glazed window to side, radiator and door leading through to utility room.

UTILITY ROOM 8' 1" x 5' 7" (2.46m x 1.7m) Having a matching range of wall and base units with worktop surfaces over incorporating one and a half bowl sink unit with mixer tap and tiled splash back surrounds, space and plumbing for washing machine and further appliance, tiled floor and leaded double glazed door giving access to side.

LANDING Being approached via Bespoke staircase with Oak and glass balustrade and airing cupboard housing hot water cylinder, access to loft, coving to ceiling and doors off to all rooms.

MASTER BEDROOM 12' 11" max and 11' 1" min x 16' 7" (3.94m and 3.38m x 5.05m) With leaded double glazed window to front, coving to ceiling, built-in wardrobes with mirror sliding doors, radiator and door through to en-suite.

EN-SUITE SHOWER ROOM Being well appointed with a white suite comprising vanity wash hand basin with cupboards beneath, low flush WC, part tiling to walls, chrome ladder heated towel rail, down lighting, electric shaver point, extractor, fully tiled enclosed shower cubicle with electric shower over and leaded opaque double glazed window to front elevation.

BEDROOM TWO 12' 3" max and 9' 11" min x 9' 11" (3.73m and 3.02m x 3.02m) Having leaded double glazed window to front, radiator and built-in wardrobe with mirror sliding door.

BEDROOM THREE 16' 5" x 7' 10" (5m x 2.39m) With leaded double glazed window to front, radiator and built-in double wardrobe.

BEDROOM FOUR 15' 5" x 7' 9" (4.7m x 2.36m) Having built-in double wardrobe, coving to ceiling, radiator and two leaded double glazed windows to rear elevation.

BEDROOM FIVE 11' 9" max x 8' 9" min x 8' 11" max (3.58m x 2.67m x 2.71m) Having leaded double glazed window to rear and radiator.

LUXURY APPOINTED FAMILY BATHROOM Having a white suite comprising P-shaped panelled bath with electric shower over and waterfall mixer tap, vanity wash hand basin with chrome waterfall mixer tap and cupboards beneath, close coupled with low flush WC, part complementary tiling to walls, tiled floor, blue tooth enabled large electric light up mirror, modern ladder heated towel rail, down lighting and leaded opaque double glazed window to rear.

DOUBLE GARAGE 18' max and 10' 11" min x 16' 5" max and 8' 3" min (5.49m and 3.33m x 5m and 2.51m) With up and over door to front, light and power and access door to reception hallway. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear there is a good sized private landscaped rear garden with full width Crete print patio with pathway that extends round to the side of the property with gated access to front, neat lawned garden with planted borders, a variety of shrubs and trees, fencing to perimeter, external lighting and cold water tap.

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.

