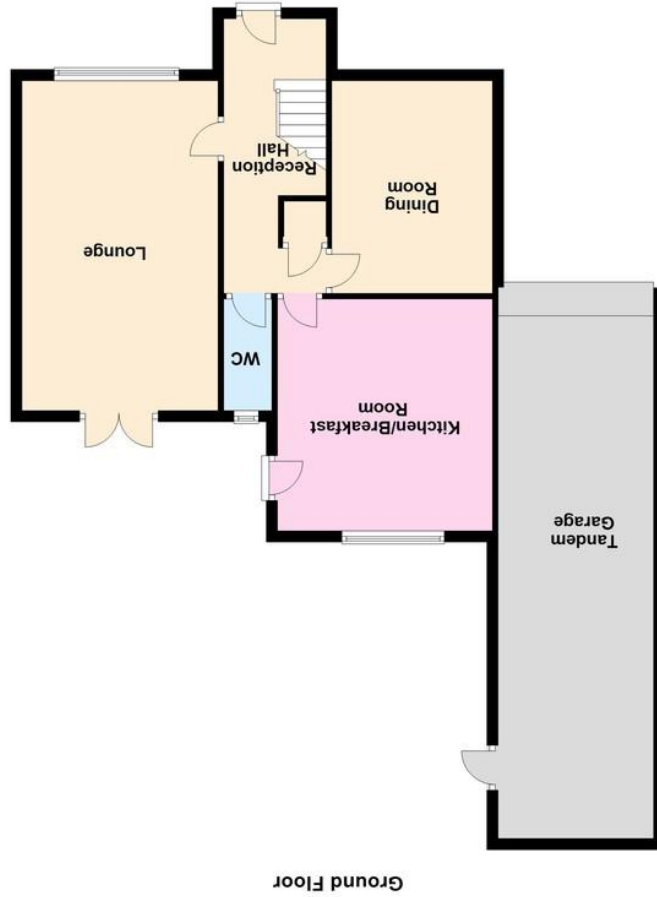
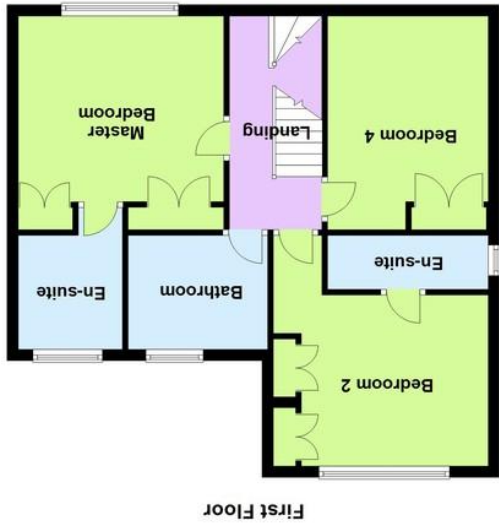
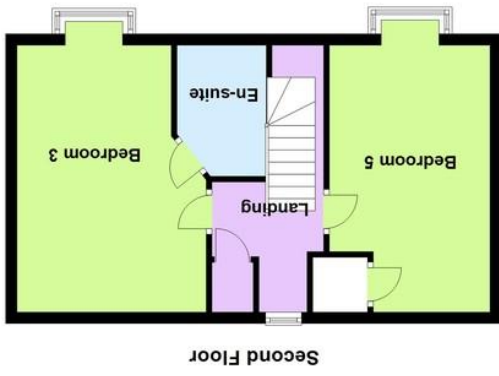


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	79

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- A WELL PRESENTED MODERN FIVE BEDROOM EXECUTIVE DETACHED
- TWO RECEPTION ROOMS
- COMPREHENSIVE REFITTED BESPOKE KITCHEN/BREAKFAST ROOM
- FIVE BEDROOMS - THREE EN-SUITES
- DOUBLE TANDEM GARAGE
- NO UPWARD CHAIN



Elm Road, New Hall, Sutton Coldfield, B76 2PH

Offers In Excess Of  
 £600,000



## Property Description

**SUPERB OPEN ASPECT VIEWS OVER NEW HALL COUNTRY PARK** - This well presented FIVE bedroom three storey modern executive detached property boasts a spacious and well-maintained living space which has undergone many cosmetic improvements to a high specification throughout the accommodation briefly comprises:- Welcoming reception hallway, attractive lounge, separate dining room, superb bespoke kitchen breakfast room, guest wc, first floor landing, three excellent sized first floor bedrooms - two with en-suites and a well appointed family bathroom. To the second floor are two further bedrooms, one with an en suite. Outside to the front the property occupies an enviable position with open aspect views, the driveway provides ample off road parking with access to the tandem garage. Outside to the rear is a well maintained rear garden EARLY INTERNAL VIEWING OF THIS SUPERB PROPERTY IS RECOMMENDED. NO UPWARD CHAIN.

The property features 2 reception rooms, providing ample space for entertaining guests or creating separate living areas. The kitchen is modern and functional, perfect for preparing delicious meals. The property's design and layout have been carefully considered to maximize comfort and convenience.

Situated in a desirable location, this property benefits from excellent public transport links, making it easy to commute to nearby towns and cities. There are also a range of nearby schools, ideal for families with children. Local amenities, including shops and restaurants, are within easy reach, ensuring that all your daily needs are met.

For those who enjoy spending time outdoors, the property is surrounded by green spaces and parks, offering opportunities for relaxation and recreational activities. Whether you enjoy leisurely walks or outdoor sports, there is something for everyone in the vicinity.

Outside to the front the property is set off a private driveway in an outstanding position, overlooking New Hall valley country park, the property is set back behind a lawned fore garden with shrubs and pathway with gated access to rear, driveway providing off road parking with access to the double tandem garage, external light.

**WELCOMING RECEPTION HALLWAY** Being approached by a double glazed reception door with two radiators, spindle turning stair case leading off to first floor accommodation with useful under stairs storage cupboard and doors leading off lounge, guest cloakroom and kitchen/breakfast room and dining room.

**GUEST CLOAKROOM** Having a white suite comprising pedestal wash hand basin, low flush WC, part tiling to walls, radiator and opaque double glazed window to rear elevation.

**THROUGH LOUNGE** 19' 06" x 11' 06" (5.94m x 3.51m) Focal point to room is a feature Adam style fireplace with surround and hearth with inset living flame gas fire, two radiators, double glazed window to front and double glazed French doors with matching side screens giving access out to rear garden.

**DINING ROOM** 12' 03" x 8' 05" (3.73m x 2.57m) With double glazed window to front, space for dining table and chairs, radiator.

**KITCHEN/BREAKFAST ROOM** 13' 07" x 12' 07" (4.14m x 3.84m) Having being refitted with a bespoke matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with retractable mixer tap and complementary brick effect tiled splash back surround, fitted gas on glass Smeg hob with Smeg extractor hood above, fitted dual Smeg ovens, space and plumbing for dish washer and washing machine, space for American style fridge/freezer, central island breakfast bar with power and USB ports drawers beneath, feature designer vertical radiator, double glazed window to rear and double glazed door giving access out to rear garden.

**FIRST FLOOR LANDING** Being approached by a spindle turning stair case with further stair case off to second floor landing with radiator doors off to all rooms.

**MASTER BEDROOM** 11' 02" x 12' 00" (3.4m x 3.66m) Having a range of built in wardrobes with shelving and hanging rail, radiator and double glazed windows with fantastic views over New Hall country park to the front and door leading through to en suite bathroom room.

**EN SUITE BATHROOM** Having a white suite comprising panelled bath with mixer tap and shower attachment, low flush WC, pedestal wash hand basin, full complementary tiling to walls, radiator, extractor and opaque double glazed window to rear elevation.

**BEDROOM TWO** 13' 06" max 10' 09" min x 12' 07" (4.11m x 3.84m) Having two built in double wardrobes, radiator, double glazed window to rear and door leading through to en suite shower room.

**EN SUITE SHOWER ROOM** Having a white suite comprising pedestal wash hand basin, low flush WC, full complementary tiling to walls, extractor, fully tiled enclosed shower cubicle with mains fed shower over and opaque double glazed window to side elevation.

**BEDROOM FOUR** 11' 09" max 9' 04" min x 9' 10" (3.58m x 3m) Having built in wardrobe, radiator and double glazed window over views over New Hall country park.

**PRINCIPAL FAMILY BATHROOM** Having a white suite comprising panelled bath with mixer tap, pedestal wash hand basin, low flush WC, full complementary tiling to walls, extractor, radiator and opaque double glazed window to rear elevation.

**SECOND FLOOR LANDING** Approached by a spindle stair case from first floor landing, having airing cupboard housing pressurised hot water cylinder, double glazed Velux window to rear elevation and doors off to bedrooms three and five, access to loft being fully insulated, boarded and having lighting.

**BEDROOM THREE** 17' 07" x 10' 05" max 8' 09" min (5.36m x 3.18m) With double glazed window to front with superb views over New Hall country park, built in double wardrobe, radiator and door through to en suite.

**EN SUITE** Being luxuriously reappointed with a white suite comprising a vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, fully enclosed double shower cubicle with mains fed rain water shower over and shower attachment, tiled floor, extractor and chrome ladder heating towel rail.

**BEDROOM FIVE** 17' 05" into bay x 9' 10" max (5.31m x 3m) With double glazed bay window with views over New Hall country park, useful built in storage cupboard, radiator.

**OUTSIDE** To the rear there is a good sized private, enclosed rear garden, laid mainly to lawn with paved patio and pathway, fencing to perimeter, pathway with gated access to front, security light, outside cold water tap.

**DOUBLE TANDEM GARAGE** 31' 09" x 9' 01" (9.68m x 2.77m) Double up and over door to front, with light and power and pedestrian access door to rear garden. (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

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely availability for Vodafone limited availability for EE, Three & O2 and data limited availability for EE, Three, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 48 Mbps. Highest available upload speed 8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach

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.

