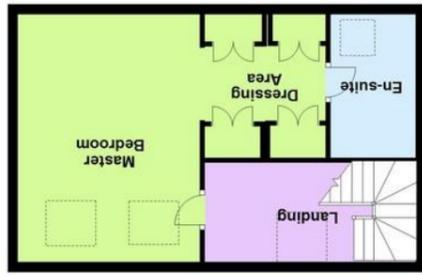
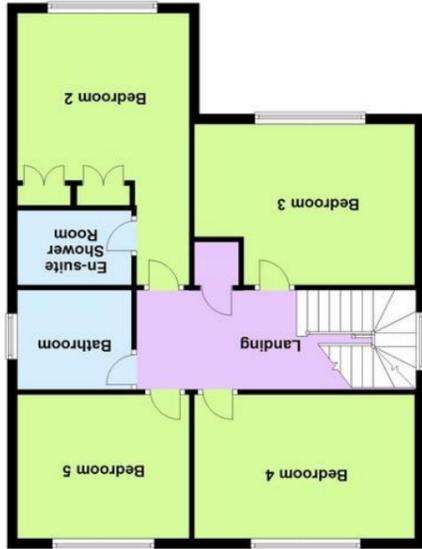


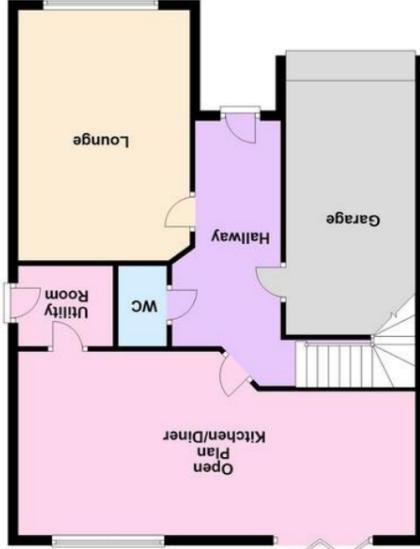
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Second Floor



First Floor



Ground Floor

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



- AN EXECUTIVE STYLE FIVE BEDROOM DETACHED FAMILY HOME
- ATTRACTIVE FAMILY LOUNGE
- SUPERB OPEN PLAN KITCHEN DINER WITH UTILITY ROOM OFF
- FIVE BEDROOMS - TWO WITH EN-SUITE SHOWER ROOM
- LOW MAINTENANCE LANDSCAPED TIERED GARDEN

12 The Paddock, Curdworth, Sutton Coldfield, B76 9HB

£485,000



## Property Description

**\*\* DRAFT DETAILS - A WAITING APPROVAL \*\* FIVE BEDROOM EXECUTIVE DETACHED SET IN SOUGHT AFTER VILLAGE LOCATION** - Conveniently situated for amenities including the post office and general store, school and public house's within the village with public transport on hand and transport links providing easy access into both Birmingham City Centre, Sutton Coldfield Town Centre and motorway connections.

The spacious accommodation which is arranged over three storeys briefly comprises to the ground floor:- Welcoming reception hallway, guest cloakroom, attractive family lounge, superb open plan comprehensively fitted kitchen/diner and utility room. To the first floor is the principle family bathroom, four good sized bedrooms with the second bedroom having an en-suite shower room. To the second floor is the landing giving access to the master bedroom suite with dressing area and en-suite shower room. Outside the property occupies this pleasant cul-de-sac and is set back behind the fore garden and driveway giving access to the garage. In more detail the accommodation comprises:

**OUTSIDE** To the front the property occupies a pleasant cul de sac location set back behind a neat low maintenance fore garden with pathway, gated access to rear and porch with outside light.

**RECEPTION HALLWAY** Being approached via composite double glazed entrance door with tiled floor, under floor heating, radiator, coving to ceiling, doors off to all rooms and pedestrian door to garage.

**WELL APPOINTED GUEST CLOAKROOM** Having a white suite comprising pedestal wash hand basin with chrome mixer tap, tiled splash back surrounds, low flush WC and extractor.

**FAMILY LOUNGE** 16' 6" x 11' 9" (5.03m x 3.58m) The focal point of the room is a feature stone fire place with surround and hearth, fitted with electric fire, coving to ceiling, radiator and double glazed window to front.

**OPEN PLAN KITCHEN / DINER** 26' 2" max x 12' 1" max and 9' 6" min (7.98m x 3.68m and 2.92m) Kitchen

Having been refitted with a Bespoke matching comprehensive range of wall and base units with quartz worktop surfaces over incorporating inset sink unit with mixer tap and complementary tiled splash back surrounds, fitted five burner gas hob with extractor hood above, built-in double oven, integrated dishwasher, central island breakfast bar with quartz worktop surfaces over and built-in cupboards beneath, down lighting, double glazed window to rear, door through to utility, tiled floor with under floor heating continuing through to:

Dining Area

Having space for dining table and chairs, radiator, glazed door leading back through to reception hallway and feature bi-folding double glazed doors giving access out to rear garden.

**UTILITY ROOM** 6' 3" x 5' 4" (1.91m x 1.63m) Having a range of wall and base units with worktop surfaces over, incorporating stainless steel sink unit with mixer tap, complementary tiled splash back surrounds, space and plumbing for washing machine, cupboard housing gas central heating boiler, tiled floor with under floor heating and opaque double glazed door giving access to rear garden.



**FIRST FLOOR LANDING** A approached via spindle turning staircase with further staircase off to second floor landing, airing cupboard housing pressurised hot water cylinder, radiator and doors off to all rooms.

**BEDROOM TWO** 17' 6" max and 10' 11" min x 11' 9" (5.33m and 3.08m x 3.58m) Having double glazed window to front, a range of built-in wardrobes with shelving and hanging rail, radiator and door off to en-suite shower room.

**WELL APPOINTED EN-SUITE SHOWER ROOM** Being fully tiled with a white suite comprising pedestal wash hand basin with chrome mixer tap, low flush WC, double shower cubicle with mains fed shower over, down lighting, extractor and radiator.

**BEDROOM THREE** 13' 11" x 10' 8" max and 7' 7" min (4.24m x 3.25m and 2.34m) With double glazed window to front and radiator.

**BEDROOM FOUR** 14' 9" x 9' 7" (4.5m x 2.92m) With double glazed window to rear, radiator and a range of built-in wardrobes.

**BEDROOM FIVE** 11' 1" x 9' 7" (3.38m x 2.92m) With double glazed window to rear and radiator.

**FAMILY BATHROOM** Being well appointed with a white suite comprising pedestal wash hand basin with chrome mixer tap, low flush WC, panelled bath with chrome mixer tap and shower attachment, part complementary tiling to walls, down lighting, extractor and opaque double glazed window to side elevation.

**SECOND FLOOR LANDING** Approached via spindle staircase, with radiator, double glazed velux window to rear elevation and door through to master bedroom.

**MASTER BEDROOM** 16' 4" x 11' 11" (4.98m x 3.63m) With two double glazed velux windows to rear elevation, double glazed window to side elevation, two radiators and opening through to:

Dressing Area

Having a range of four built-in double wardrobes with shelving and hanging rail, down lighting and door to:

**EN-SUITE SHOWER ROOM** Having a white suite comprising of pedestal wash hand basin with chrome mixer tap, low flush WC, part complementary tiling to walls, radiator, fully tiled enclosed double shower cubicle with mains fed shower over and glass sliding door, double glazed Velux window to front elevation, down lighting and extractor.

**OUTSIDE** To the rear there is a private enclosed landscaped rear garden with full width paved patio, neat lawned garden, steps with retaining wall leading to further tiered low maintenance paved garden area with planted borders with a variety of shrubs and trees, fencing to perimeter, gated access to front, light and power.

**GARAGE** 17' 9" x 8' 6" (5.41m x 2.59m) With up and over door to front, light and power and pedestrian access door giving access to reception hallway. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F - North Warwickshire Borough 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.

