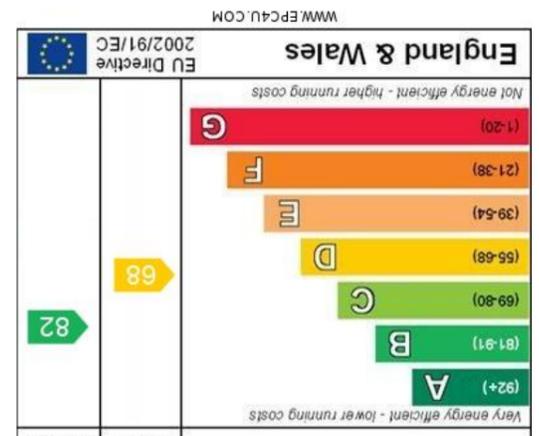


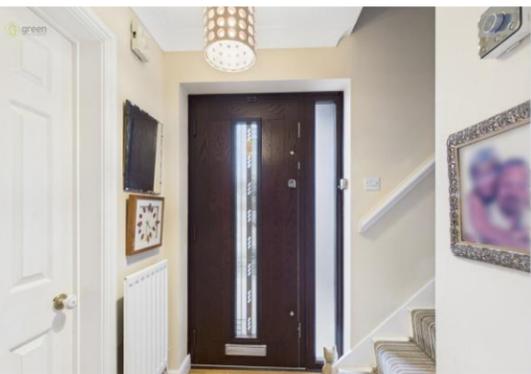
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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

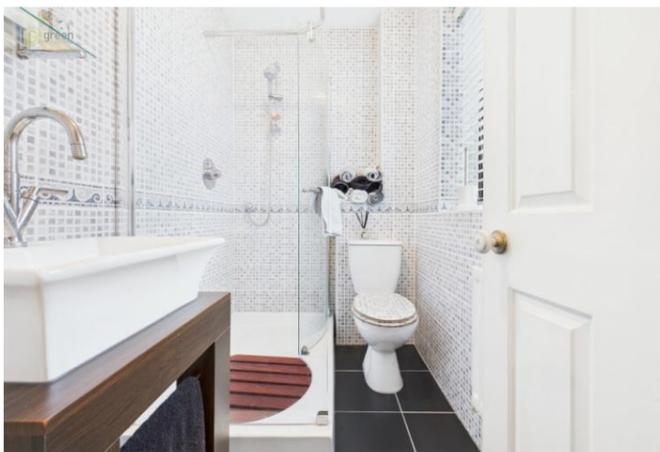


- SUPERBLY EXTENDED THREE BEDROOM DETACHED FAMILY HOME
- ATTRACTIVE THROUGH LOUNGE/DINING ROOM
- SUPERBLY EXTENDED OPEN PLAN KITCHEN BREAKFAST ROOM
- THREE BEDROOMS - MASTER EN-SUITE
- SPACIOUS FAMILY BATHROOM
- GARAGE AND MULTI VEHICLE DRIVEWAY



8 Shrubby Close, Walmley, Sutton Coldfield, B76 1WE

£475,000



Property Description

POPULAR RESIDENTIAL LOCATION - This modern extended three bedroom detached family home occupying this popular cul de sac location which is conveniently situated for local amenities with public transport on hand and excellent local schools. The property which has been extended briefly comprises:- entrance hall, guest cloakroom, a attractive lounge/dining room, superbly extended open plan comprehensively fitted kitchen/breakfast room, upstairs there are three spacious bedrooms - master en-suite and a spacious family bathroom, outside to the front the property is set back behind a multi vehicle driveway giving access to the garage. To the rear is a well maintained private rear garden. In more detail the accommodation comprises:
Outside to the front the property is set well back from the road behind a multi vehicle driveway giving access to the garage with feature circular low maintenance lawn.

CANOPY PORCH Having outside light, gated access to rear.

WELCOMING RECEPTION HALLWAY Approached by a composite double glazed entrance door with matching side screens, with oak flooring, stairs off to first floor accommodation with balustrade and door through to lounge and guest cloakroom.

GUEST CLOAKROOM Comprising low flush WC, pedestal wash hand basin with tiled splash back surrounds radiator and opaque double glazed window to front elevation.

LIVING ROOM 13' 08" x 11' 05" (4.17m x 3.48m) Focal point to room is a feature remote control living flame gas fire, coming to ceiling, wall light points, oak flooring, double glazed leaded bay window to front, opening through to dining area.

DINING ROOM 11' 03" x 7' 09" (3.43m x 2.36m) With oak flooring, space for dining table and chairs and double glazed sliding doors with further door leading to extended open plan kitchen/ breakfast room.

EXTENDED OPEN PLAN BESPOKE KITCHEN/BREAKFAST ROOM 22' 06" x 7' 08" (6.86m x 2.34m) Having a Howdens range of wall and base units with work top surfaces over, inset double porcelain sink unit with mixer tap and complementary brick effect tiled splash back surrounds, incorporating inset five burner gas hob with extractor hood above, built in double oven, integrated fridge/freezer, integrated dish washer, further matching range of wall and base units, space and plumbing for washing machine and dryer, radiator, Karndean flooring leading through to breakfast area having fitted breakfast bar, feature ceiling lantern, double glazed designer bi-folding doors giving access out to rear garden and further double glazed sliding patio door leading through to dining area,

FIRST FLOOR GALLERIED LANDING Approached by staircase flowing from reception hallway, with access to loft, radiator and doors leading off to bedrooms and bathroom.

MASTER BEDROOM 12' 11" x 9' 03" (3.94m x 2.82m) Having a comprehensive fitted range of Starplan bespoke wardrobes, with shelving and hanging rail, bedside cabinets, walk in wardrobe with shelving and hanging rail, leaded double glazed window to rear with fitted window shutters, radiator and door through to en suite.

EN SUITE Having being refitted with a white suite comprising pedestal wash hand basin with chrome mixer tap, low flush WC, full complementary tiling to walls and floors, walk in double shower with mains fed shower over and shower screen, radiator and leaded opaque double glazed window to rear elevation.

BEDROOM TWO 12' 06" x 7' 10" (3.81m x 2.39m) Having leaded double glazed window to front, radiator.

BEDROOM THREE 9' 02" x 8' 00" (2.79m x 2.44m) Having leaded double glazed window to front, radiator.

SPACIOUS FAMILY BATHROOM Having a suite comprising panelled double ended bath with mains fed shower over, low flush WC, pedestal wash hand basin, full complementary tiling to walls and floors, radiator, airing cupboard housing hot water cylinder and opaque double glazed window to front elevation.

OUTSIDE To the rear is a landscaped Easterly facing enclosed garden with full width paved patio, with pathway extending round to the side of the property, gated access to front, fencing to perimeter, pedestrian access door through to the garage.

GARAGE 19' 04" x 8' 10" (5.89m x 2.69m) Having up and over door to front, light and power and pedestrian access door leading 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 E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely a availability for Three & O2 limited a availability for EE & Vodafone and data likely a availability for Three limited availability for EE, O2 & Vodafone
Broadband coverage -
Broadband Type = Standard Highest a available download speed 9 Mbps. Highest a available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest a available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest a available download speed 1000 Mbps. Highest a available upload speed 100 Mbps.

Networks in your area:- Openreach & Virgin Media

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 to 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

WANT TO SELL YOUR OWN PROPERTY?
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