

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



LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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

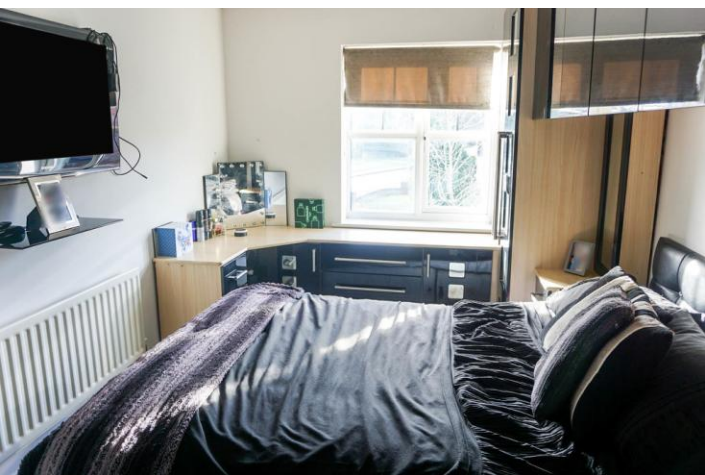


- STUNNING MODERN STYLE SEMI DETACHED RESIDENCE
- GENEROUS LIVING ACCOMMODATION
- MODERN FITTED BREAKFAST KITCHEN
- MASTER BEDROOM WITH EN-SUITE BATHROOM



Hermitage Drive, Walmley, Sutton Coldfield, B76 2XE

£405,000



Property Description

*** DRAFT DETAILS - AWAITING APPROVAL ***

Green & Company are delighted to offer for sale this beautifully presented modern style semi detached residence, ideally located in a popular residential development. The interior briefly includes entrance hall, guest cloakroom, generous family living area with doors through to conservatory, modern fitted breakfast kitchen with space for a range of appliances and ground floor double bedroom. To the first floor there is landing, master bedroom with en-suite bathroom, three further bedrooms and family bathroom. Outside there is block paved driveway to the front with gated side access leading to the rear, with a well maintained rear garden with patio area, astro turf and decking to the rear with planted borders. Viewing is considered essential to appreciate what a great family home this is and in more detail the accommodation comprises:

ENTRANCE PORCH With double glazed door leading to:

RECEPTION HALL Having radiator, stairs off and doors leading to through lounge dining room.

LOUNGE 13' 6" x 12' 4" (4.14m x 3.78m) With archway leading to dining room, under stairs storage cupboard, radiator, double glazed window to front and archway leading to dining room.

DINING ROOM 10' 11" x 7' 10" (3.35m x 2.41m) Having ample room for dining table and chairs, radiator, double glazed sliding patio doors into conservatory and opening to well fitted kitchen.

KITCHEN 27' 7" x 7' 7" (8.42m x 2.33m) Having a range of fitted cupboards comprising of stainless steel sink unit with side drainer and mixer tap, roll top work surfaces with tiled splash backs, plumbing for dishwasher, space for American fridge freezer and plumbing for washing machine, double glazed door to the rear leading to rear garden, double glazed window to rear, door off to downstairs WC and door off to ground floor bedroom.

DOWNSTAIRS WC 6' 11" x 16' 6" (2.11m x 5.05m) Comprising of low level flush WC, wall mounted wash hand basin, radiator and extractor fan.

BEDROOM FIVE 8' 09" x 17' 09" (2.67m x 5.41m) Having radiator and double glazed window to front.

BEDROOM ONE 18' 9" x 9' 5" (5.74m x 2.89m) With radiator, telephone points, double glazed window to front and door off leading to en-suite.

EN-SUITE BATHROOM 9' 4" x 5' 9" (2.87m x 1.77m) Having a white suite comprising of P-shaped bath with shower over and glass shower screen, low level WC, pedestal wash hand basin, heated towel radiator and double glazed obscure window to rear.

BEDROOM TWO 16' 11" x 8' 9" (5.18m x 2.69m) Having fitted wardrobes, radiator and double glazed window to front.

BEDROOM THREE 8' 11" x 7' 10" (2.74m x 2.41m) With radiator, double glazed window to rear and integrated shelving units.

BEDROOM FOUR 11' 3" max x 7' 0" min (3.45m x 2.15m) With built-in storage cupboard over stairs, radiator, telephone point and double glazed window to front.

FAMILY BATHROOM 19' 10" x 19' 9" (6.05m x 6.03m) Comprising of bath with side panel and shower over with shower screen, pedestal wash hand basin, low level WC, heated towel radiator, shaving point, extractor fan and double glazed obscure window to the rear.

OUTSIDE Having block paved driveway to front offering space for multiple vehicles and gated side access leading to rear garden.

REAR GARDEN Having patio area, astro turf, decking area to the rear and planted borders.

Council Tax Band D - 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.