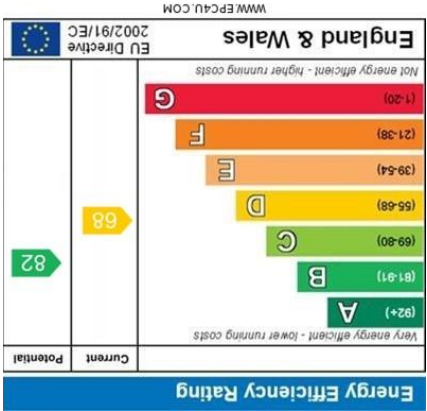


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



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- FOUR BEDROOM DETACHED HOUSE
- LARGE DETACHED EXTENDED DOUBLE GARAGE
- KITCHIN/DINING ROOM
- LOUNGE AND SEPERATE STUDY
- UTILITY ROOM AND DOWSTAIRS WC

Warwick Road, Sutton Coldfield, B73 6SU

£525,000



Property Description

Green and Co are delighted to bring to the market this well presented four bedroom detached family home for sale. The property is located in a popular residential area and within close proximity of Princess Alice Retail Parks' high street shops. A unique feature of this property is the large extended detached double garage which would be suitable for anyone who needs extra space for cars, a workshop or to convert into an annexe (subject to obtaining correct building regulations and planning permission). Early viewing of this immaculate property is advised to avoid genuine disappointment.

ENTRANCE HALL Having two ceiling lights, power points, central heating radiator, cloaks cupboard, wc and under stairs cupboard.

LOUNGE 15' 9" x 11' 9" (4.8m x 3.58m) Ceiling lights, power points, central heating radiator, double glazed bay window to front, gas feature fireplace.

STUDY 10' 1" x 6' 11" (3.07m x 2.11m) Ceiling light, power points, double glazed bay window to front, central heating radiator.

KITCHEN/DINING ROOM 23' 4" x 9' 4" (7.11m x 2.84m) Having tiled flooring, two ceiling lights, central heating radiator, double glazed window to rear, double glazed sliding doors to rear, power points, range of wall and base units, stainless steel sink and drainer, double electric oven, gas hob and extractor fan, built-in dishwasher, built-in fridge/freezer.

UTILITY ROOM 6' 11" x 6' 3" (2.11m x 1.91m) Tiled flooring, ceiling light, range of wall and base units, power points, plumbing for washing machine, stainless steel sink, door to side passage.

DOWNSTAIRS WC 6' x 3' (1.83m x 0.91m) Having ceiling light, double glazed window to side, low level wc, hand wash basin.

FIRST FLOOR LANDING Carpeted, ceiling light, double glazed window to side, power points, airing cupboard and loft access.

BEDROOM ONE 15' 1" x 9' 11" (4.6m x 3.02m) Carpeted, ceiling light, central heating radiator, double glazed window to front, built-in wardrobes, power points and door to en suite shower room.

EN SUITE SHOWER ROOM 6' 7" x 5' 9" (2.01m x 1.75m) Having wood effect vinyl flooring, ceiling spotlights, central heating towel radiator, double glazed window to front, double shower cubicle, hand wash basin, low level wc, part tiled walls.

BEDROOM TWO 12' 7" x 9' 6" (3.84m x 2.9m) Wood effect vinyl flooring, ceiling light, power points, central heating radiator, double glazed window to rear.

BEDROOM THREE 10' 5" x 9' 6" (3.18m x 2.9m) Wood effect vinyl flooring, ceiling light, power points, central heating radiator, double glazed window to rear.

BEDROOM FOUR 10' 3" x 7' (3.12m x 2.13m) Carpeted, ceiling light, central heating radiator, power points, double glazed window to front.

FAMILY BATHROOM 8' 9" x 6' 2" (2.67m x 1.88m) Wood effect vinyl flooring, ceiling light, central heated towel radiator, bath with overhead shower, low level wc and sink incorporated into vanity unit, part tiled walls, double glazed window to side.

OUTSIDE To the front of the property is a block paved driveway for off road parking for multiple vehicles and to the rear of the property is an enclosed rear garden.

EXTENDED DOUBLE GARAGE 30' 1" x 18' 6" (9.17m x 5.64m) With power points, ceiling lights, two doors to front and entrance door from garden.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

VENDORS COMMENTS "We moved into Warwick Road in 2005 after we had the news, we were expecting our second child. The local New Oscott primary and middle school, local park and close amenities appealed to us, it was the perfect location having Sutton Park a very short walk away.

We quickly made acquaintance with the neighbours and families in the cul-de-sac, we found quite a lot of people had been living there since the properties were built in the late 90's. Over the last eighteen years we have had a wonderful time living here, having been blessed with long standing neighbours to both sides of the house. Princess Alice Retail Park and Ballantynes Spa and Gym just round the corner with a convenient path walkway connection to the side of the local park at the bottom of the road.

We expanded the double garage forward in 2008 to give us some extra storage space increasing to a four-car storage space, also giving our south facing back garden a little more seclusion. This still gave us outside parking for a further four vehicles making it easy for family and visitors, we use the garage for storage and motorcycles, but it could be quite easily used or converted for business/office or a possible additional dwelling space subject to further plans etc, it does have gas and water plumbed in but not connected.

With both our children either left home or now out of school, we now feel a smaller more rural house is the way to go for us but will be sad to leave. The whole small estate is connected via WhatsApp which gives a real community feel, we also have nightly security patrols that everyone contributes a small £10 monthly charge amount to offering that extra piece of mind."

Council Tax Band E - 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.

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