

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



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Walmley | 0121 313 1991



- A RECENTLY CONSTRUCTED THREE BEDROOM THREE STOREY SEMI
- ATTRACTIVE LOUNGE/DINER
- MODERN COMPREHENSIVELY FITTED KITCHEN
- THREE BEDROOMS - MASTER ENSUITE

Horsfall Drive, Walmley, Sutton Coldfield, B76 2BT

£385,000



## Property Description

**POPULAR CUL-DE-SAC-LOCATION** - This beautifully presented three storey three bedroom modern semi detached house which was built by Messrs Taylor Wimpey to a pleasing design and specification. Been conveniently situated in this sought after location close to amenities including excellent range of local schools and shops with public transport on hand and transport links.

The accommodation which is arranged over three storey's briefly comprises: - Welcoming reception hall, guest wc, comprehensively fitted kitchen, attractive lounge/diner, first floor landing, two bedrooms and principle bathroom and to the second floor is the master bedroom with en-suite shower room. Outside to the front the property is set back behind a low maintenance fore garden and driveway and to the rear is a good sized South facing rear garden. **INTERNAL VIEWING OF THIS SUPERB PROPERTY IS HIGHLY RECOMMENDED.**

**OUTSIDE** To the front the property is set back behind a low maintenance astro turf fore-garden with pathway, block paved driveway providing ample off road parking.

**CANOPY PORCH** With outside light.

**WELCOMING RECEPTION HALLWAY** Approached via opaque double glazed reception door with spindled staircase leading off to first floor accommodation with useful built-in under stairs storage cupboard, radiator, ceramic tiled floor and doors leading off to living room, kitchen and guest cloakroom.

**GUEST CLOAKROOM** Having a white suite comprising low flush wc, pedestal wash hand basin with tiled splash backs surrounds, ceramic tiled floor, radiator, downlighting and extractor.

**KITCHEN** 11' 3" x 9' 9" max 8' 6" min (3.43m x 2.97m) Having a modern range of high gloss wall and base units with work top surfaces over incorporating inset one and a half bowl sink unit with chrome mixer tap and tiled splash back surrounds, fitted gas hob with extractor hood set in canopy above, built-in electric oven beneath, space and plumbing for washing machine, integrated dishwasher, space for fridge/freezer, down-lighting, ceramic tiled floor and double glazed window to front elevation.

**LOUNGE/DINING ROOM** 15' 8" x 12' (4.78m x 3.66m) Having laminate flooring, radiator, double glazed French doors with matching side screens giving access out to rear garden.

**FIRST FLOOR LANDING** Being approached via a staircase from hallway passing double glazed window to side with door with further staircase off to second floor landing, radiator and doors off to bedrooms and family bathroom.



**BEDROOM TWO** 15' x 11' 1" (4.57m x 3.38m) With two double glazed windows to rear elevation, having fitted wardrobe with sliding door, fitted desk with storage, laminate flooring, radiator.

**BEDROOM THREE** 9' 5" x 8' 5" (2.87m x 2.57m) With laminate flooring, radiator and double glazed window to front.

**FAMILY BATHROOM** Being well appointed with a white suite comprising pedestal wash hand basin with chrome mixer, low flush wc, panelled bath with mains fed shower over and fitted shower screen, down-lighting, tiled floor, part complimentary tiling to walls, radiator and extractor.

**MASTER BEDROOM** Approached via spindled turning staircase from the second floor landing, with double glazed dormer window to front, laminate flooring, radiator, useful built-in eaves storage with sliding doors, Velux double glazed skylight and door to en suite shower room.

**EN SUITE SHOWER ROOM** Having a white suite comprising pedestal wash hand basin, low flush wc, part tiling to walls and tiled floor, down-lighting, fully tiled double shower cubicle with electric shower over and glass sliding door, radiator and double glazed Velux window to rear elevation.

**OUTSIDE** To the rear is a pleasant South facing enclosed rear garden being laid mainly to lawn with paved patio, fencing to perimeter, gated access to rear, raised decked seating area, timber framed garden shed and security light.

**AGENTS NOTE** We are advised by the vendor there is a service charge payable for the maintenance to the communal areas of approximately £132 per annum.

**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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