

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



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Walmley | 0121 313 1991



- IMMACULATELY PRESENTED EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- LOUNGE AND SEPARATE DINING ROOM
- SUPERBLY EXTENDED KITCHEN BREAKFAST ROOM***
- MULTI FUNCTIONAL HOME OFFICE/UTILTY ROOM
- FOUR BEDROOMS
- LUXURY RE-APPOINTED FAMILY BATHROOM AND SEPARATE SHOWER ROOM



12 Dickinson Drive, Sutton Coldfield, B76 1FP

£500,000

Property Description

Sought after residential location, occupy the ever popular New Hall development, this extended four bedroom detached family home is conveniently situated for amenities including excellent local schools and shops within the vicinity with public transport on hand and transport links providing easy access into Sutton Coldfield town centre, Birmingham city centre and motorway connections. The accommodation which has been extended and undergone many cosmetic improvements to a high specification throughout briefly comprises welcoming reception hallway, guest cloakroom, family lounge, separate dining room, superbly extended kitchen breakfast room, multi functional home office/utility room, landing, four bedrooms plus study, re-appointed family bathroom and separate shower room. Outside to the front the property is set back from the road behind a multi vehicle block paved driveway and to the rear is a well maintained and enclosed rear garden with useful timber workshop. Internal viewing of this property is highly recommended.

OUTSIDE To the front the property is set well back from the road behind a multi vehicle block paved driveway providing ample off road parking with pathway with gated access to rear.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Being approached via opaque double glazed reception door, with spindled staircase off to first floor accommodation, radiator, doors off to lounge, kitchen and further door to:-

GUEST CLOAKROOM Being re-appointed with a white suite comprising wash hand basin with chrome mixer tap and low flush wc, part complementary brick effect tiling to walls and opaque double glazed window to front elevation.

LOUNGE 17' 9" into bay x 10' 1" (5.41m x 3.07m) Focal point of the room is a inset living flame fireplace, coving to ceiling, radiator and glazed door leading through to dining room.

DINING ROOM 9' 10" x 8' 8" (3m x 2.64m) Having radiator, coving to ceiling, space for dining table and chairs, double glazed sliding patio door giving access out to rear and opening through to:-

KITCHEN/BREAKFAST ROOM 16' 6" max x 9' 7" (5.03m x 2.92m) Extended, having a comprehensive matching range of wall and base units with solid wood work top surfaces over, incorporating inset one and a half bowl sink unit with chrome mixer tap, built-in electric oven, integrated microwave oven, integrated fridge, integrated dishwasher, central island breakfast bar with solid wood work top surfaces over with fitted AEG induction hob, cupboards and drawers beneath, useful built-in under stairs storage cupboard, designer vertical radiator, two double glazed windows to rear elevation, opaque double glazed door giving access to side elevation and glazed door leading through to:-

MULTI FUNCTIONAL HOME OFFICE/FAMILY ROOM 17' 2" x 7' 5" (5.23m x 2.26m) Converted from the original garage, having a range of wall and base units with work top surfaces over, space below for appliances, cupboard housing gas central heating boiler, double glazed window to front.

FIRST FLOOR LANDING Approached via spindled staircase from reception hallway, with access to loft, airing cupboard housing hot water cylinder and shelving and doors off to bedrooms, bathroom and family shower room.

BEDROOM ONE 12' 7" x 9' 11" (3.84m x 3.02m) Having a comprehensive fitted range of bedroom furniture comprising two bedside cabinets, two single wardrobes with cabin style storage cupboard over, dressing table, chest of drawers, built-in double wardrobe, radiator and double glazed window to front.

BEDROOM TWO 9' 10" x 9' 11" (3m x 3.02m) Having built-in wardrobe, radiator, double glazed window to rear.

BEDROOM THREE 12' 6" x 7' 6" (3.81m x 2.29m) Having double glazed window to front, radiator.

BEDROOM FOUR 9' 7" max 7' 6" min x 7' 1" (2.92m x 2.16m) Having built-in storage cupboard, radiator and double glazed window to front.

HOME OFFICE 6' x 4' 5" (1.83m x 1.35m) Having double glazed window to side.

FAMILY BATHROOM Having been re-appointed with a white suite comprising inset double ended bath with mixer tap and retractable shower, vanity hand wash basin with chrome waterfall mixer tap with cupboard beneath closed coupled with low flush wc, full complementary tiling to walls, built-in storage cupboard, radiator and opaque double glazed window to rear elevation.

FAMILY SHOWER ROOM Being re-appointed with a white suite comprising vanity wash hand basin with chrome mixer tap, low flush wc, full complementary tiling to walls, fully tiled enclose shower cubicle with electric shower over, radiator, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear is a pleasant well maintained rear garden with covered decked seating area with spindled balustrade, paved patio with steps to neat lawned garden, to the top of the garden is a timber framed workshop/garden store - 15' x 11' 5" - having light and power, windows to side elevation and double doors.

Pathway extends round to the property with gated access to front, light and external power points.

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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