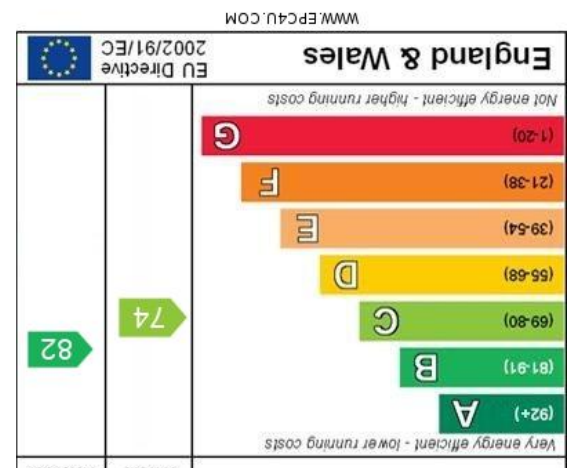


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Walmley | 0121 313 1991



- Fabulous four-bedroom family home
- Conservatory
- Sunny & quiet cul-de-sac location close to facilities
- Separate breakfast, dining and utility rooms
- Superb home office
- En-suites to master and second bedroom



Ledbury Way, Walmley, Sutton Coldfield, B76 1EH

Offers Over £625,000



## Property Description

An inspection is essential to fully appreciate the size, condition and characteristics of this superbly situated imposing light and airy detached family home which has been much-improved by the current owners. The south-facing property enjoys lengthy periods of sunshine throughout the year and is within close proximity to Walmley village, schools, parks and transport facilities. The property comprises:

**ENCLOSED ENTRANCE PORCH:** Having double-glazed UPVC entrance doors with fixed double-glazed pane to side, tiled floor, double plug socket, wall-light and coat rail.

**WELCOMING HALLWAY:** With UPVC glazed entrance door and glazed side panel, wood-effect flooring, two double plug sockets, ceiling lighting point and under stairs cupboard.

**SUPERB LOUNGE 21'3" x 11'8" (6.48m x 3.56m)** UPVC double-glazed window to front, sliding UPVC glazed patio door to conservatory to rear, micro-marble fireplace complete with downlighting and Ecoflame 3D electric fire, three double plug sockets, telephone & TV aerial points, one double & one single radiator, ceiling light point, coving and two wall-lights.

**DINING ROOM 10'10" x 9'4" (3.3m x 2.84m)** UPVC double-glazed bow window to rear, double doors to lounge and glazed door to hallway, one double radiator, two single plug sockets, ceiling lighting point and coving.

**FITTED KITCHEN 14'3" x 8'0" (4.34m x 2.44m)** With a matching range of wall and floor-base storage cupboards (including under-cupboard lighting), granite pattern worktops, one-and-a-half-bowl sink with chrome mixer tap, UPVC double-glazed window, integrated appliances (microwave/grill, single oven, induction hob with cooker-hood over, dishwasher and wine cooler), tall radiator, downlighting from ceiling and glazed door to hallway.

**BREAKFAST AREA OFF KITCHEN 8'1" x 7'5" (2.46m x 2.26m)** UPVC double-glazed side window, tiled floor, double radiator, downlighting from ceiling, two single plug sockets, glazed door to utility room.

**UTILITY ROOM 8'1" x 5'9" (2.46m x 1.75m)** UPVC double-glazed door and side window to rear, base units, butcher-block worktops incorporating stainless steel sink unit and chrome mixer tap, plumbing and plug socket for washing machine, tumble drier space with double plug socket and vent.

**CONSERVATORY 11'2" x 10'9" (3.4m x 3.28m)** Being of brick and timber construction with tiled floor, double-glazed windows and French doors giving access to extensive decking area, two single plug sockets and two wall-lights.

**GUEST CLOAKROOM:** Fully tiled and having wood effect flooring, double-glazed window to front, low-level WC, washbasin, tall heated towel-rail and ceiling lighting point.

### FIRST FLOOR

**BEDROOM ONE 16'5" x 11'6" (5m x 3.51m)** UPVC double-glazed window to front, fitted mirror wardrobes, double radiator, three single plug sockets & TV aerial point and coving.

**EN-SUITE:** UPVC double-glazed window, shower cubicle with aqua-panelling & extractor fan, tiled walls and floor, vanity washbasin, low-level WC, heated towel rail, illuminated mirror with bluetooth, shaver point, chrome heated towel rail and downlighting from ceiling.

**HOME OFFICE 12'2" x 8'0" (3.71m x 2.44m)** UPVC double-glazed window to front, three double plug sockets, double radiator, downlighting from ceiling and wired-in smoke alarm.

**BEDROOM TWO 17'7" x 10'9" (5.36m x 3.28m)** Exceptionally large with two UPVC double-glazed windows to rear, two single radiators, five double plug sockets & TV aerial point, wired-in smoke alarm, downlighting from ceiling, coving and door to en-suite.

**EN-SUITE:** UPVC double-glazed window, double shower cubicle with aqua-panelling, fully tiled walls, large washbasin, low-level WC, heated towel rail, shaver point, extractor fan and downlighting from ceiling.

**BEDROOM THREE 11'2" x 9'10" (3.4m x 3m)** UPVC double-glazed window to front, built-in mirror wardrobe, large single radiator, three single plug sockets and one TV aerial point, ceiling lighting point and coving.

**BEDROOM FOUR 11'9" x 7'10" (3.58m x 2.39m)** UPVC double-glazed window to rear, built-in wardrobe, large single radiator, two single plug sockets, ceiling light point and coving.

**BATHROOM:** Fully tiled walls & floor with UPVC double-glazed window to rear, panel bath with built-in handles and shower mixer-tap, large pedestal washbasin, low-level WC, large heated towel rail, shaver point and downlighting from ceiling.

**AIRING CUPBOARD AND LOFT:** A dropdown ladder provides access to a large boarded-out storage area with fluorescent lighting.

**INTEGRAL DOUBLE GARAGE 17'7" x 14'2" (5.36m x 4.32m)** Having two Alutech automated garage doors, UPVC double-glazed side door, two double power sockets, two fluorescent lights, tap and recently fitted new fire-door from garage into hallway. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE:** To the rear there is an attractive and well-maintained garden comprising large patio, separate large-decking area, lawn, well-stocked borders with shrubs and plants, fully enclosed fence boundaries and a useful shed.

To the front there is a block-paved sun terrace and driveway with ample off-road parking, extensive lawn, rose-bed, silver birch tree and gates to back garden and side storage area.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data available for EE, Three, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 43 Mbps. Highest available upload speed 6 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Virgin Media & Openreach

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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