

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

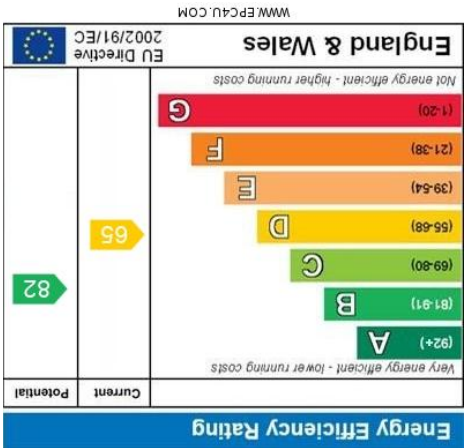
Total area: approx. 113.7 sq. metres (1223.6 sq. feet)



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.



Walmley | 0121 313 1991



- A WELL PRESENTED DETACHED HOUSE
- FAMILY LOUNGE
- SEPARATE DINING ROOM
- CONSERVATORY
- FOUR GOOD SIZED BEDROOMS
- WELL APPOINTED FAMILY BATHROOM



Darell Croft, New Hall, Sutton Coldfield, B76 1HU

£520,000



Property Description

DRAFT SALES DETAILS Awaiting Vendor Approval

This well presented detached property, located in a serene and convenient Cul-de-sac location. The interior of the property is well-maintained and ready to move into, offering a perfect canvas for personal touches. Boasting two reception rooms and a superb conservatory this home offers ample space for comfortable living and entertaining and a modern kitchen/breakfast room provides a hub for culinary delights. The property features four bedrooms, ideal for a growing family or those in need of extra space while a well-appointed bathroom caters to the needs of the household.

Situated in a sought-after area with excellent public transport links, nearby schools, and local amenities, this home offers both convenience and tranquillity. Green spaces, nearby parks, quiet surroundings, and various walking and cycling routes make it an ideal retreat for those seeking a balanced lifestyle.

Additional features include a garage and driveway providing off road parking. Don't miss the opportunity to make this charming property your new home. Contact us today to arrange a viewing and experience the appeal of this delightful residence.

Outside to the front the property occupies a pleasant position in the cul de sac, set back behind a neat lawned fore garden with a variety of shrubs and trees, including a monkey tree, block paved driveway providing off road parking, with access to the garage, gated access to the rear.

CANOPY PORCH Having outside light.

RECEPTION HALLWAY Being approached by a composite double glazed reception door with opaque double glazed side screen, laminate flooring, spindle stair case of to first floor accommodation, use full under stairs storage cupboard, radiator and doors off to lounge, kitchen and guest cloakroom.

GUEST CLOAKROOM having a white suite comprising wash hand basin, low flush WC, part tiling to walls, radiator, down lighting and opaque double glazed window to side elevation.

FAMILY LOUNGE 17'04" into bay x 11'09" (5.28m x 3.58m) Focal point to room is a feature stone fire place having a living flame inset gas fire, coving to ceiling, radiator, walk in double glazed bay window to front and door leading through to dining room.

DINING ROOM 11'04" x 8'05" (3.45m x 2.57m) Having space for dining table and chairs, coving to ceiling, radiator, door through to kitchen and double glazed sliding patio door leading through to conservatory.

CONSERVATORY 9'05" x 8'05" (2.87m x 2.57m) Having double glazed windows to side and rear elevations, tiled floor and double glazed door giving access out to rear garden.

BREAKFAST/KITCHEN 14'00" x 8'07" (4.27m x 2.62m) Having a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit, with mixer tap and tiled splash back surround, space for cooker with extractor hood above, space and plumbing for washing machine and dish washer, tiled floor, space for breakfast table and chairs, space for fridge/freezer, double glazed window to rear, radiator and double glazed door giving access out to rear garden.

LANDING Having spindle stair case flowing from reception hallway with access to loft and doors off to bedrooms and bathroom, airing cupboard housing hot water cylinder and shelving.

MASTER BEDROOM 11'11" x 11'07" (3.63m x 3.53m) Having a range of built in wardrobes, radiator and double glazed window to front elevation.

BEDROOM TWO 11'07" max 10'09" min x 10'06" (3.53m x 3.2m) Having built in wardrobe, radiator and double glazed window to front elevation.

BEDROOM THREE 9'07" x 6'11" (2.92m x 2.11m) Radiator and double glazed window to rear elevation.

BEDROOM FOUR 10'00" x 8'09" (3.05m x 2.67m) Having built in wardrobes, radiator and double glazed window to rear elevation.

FAMILY BATHROOM Having a white suite comprising double ended panelled bath with mixer tap and shower attachment, vanity wash hand basin with cupboards beneath, close coupled WC, full complementary tiling to walls, tiled floor, chrome ladder heated towel rail, down lighting, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a pleasant South Easterly facing mature garden with paved patio leading to neat lawned garden with an abundance of shrubs and trees with fencing and hedgerow to perimeter, pathway with gated access to front, security lighting, cold water tap, greenhouse.

GARAGE 17'02" x 8'02" (5.23m x 2.49m) With up and over door to front, light and power and pedestrian access door giving access out to rear garden.(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E 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 12 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 18 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.
Networks in your area - Virgin Media & Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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