

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



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Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed Date



- AN EXTENDED WELL PRESENTED EXECUTIVE STYLE FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- EXTENDED OPEN PLAN KITCHEN/DINER
- FOUR BEDROOMS - MASTER EN-SUITE
- FAMILY BATHROOM
- DOUBLE GARAGE AND DRIVEWAY

10 The Chase, Walmley, Sutton Coldfield, B76 1JS

£625,000

Property Description

****DRAFT SALES DETAILS AWAITING VENDOR APPROVAL****

Presenting this splendid FOUR bedroom executive style detached family home occupying this popular location offering excellent public transport links, proximity to schools, local amenities, and nearby parks. For the active residents, there are a number of walking and cycling routes nearby. This is a property that offers a high quality of life in every aspect.

This property which is perfect for families briefly comprises:- A welcoming reception hallway with the guest cloakroom off, study/home office ideal for the home worker, two spacious reception rooms, one of the two reception rooms offers direct access to the garden, creating a perfect indoor-outdoor living experience. This room is spacious and inviting, providing a perfect space for relaxation or entertaining.

To the heart of the home is the extended open-plan kitchen/breakfast room, featuring a convenient kitchen island, perfect for entertaining or family meals. This space is sure to be the hub of the home, where everyone will naturally gather and there is also a useful utility room off the kitchen.

To the first floor are four bedrooms the master bedroom is a spacious double, complete with an en-suite for added convenience. The second bedroom is also a double, offering ample space for relaxation or work.

Bedrooms three and four are single rooms, ideal for children, guests, or as dedicated study spaces. In addition is the family bathroom, which combines style and functionality. It serves the bedrooms and is meticulously maintained to ensure comfort and convenience.

Outside, to the front the property is set back behind a fore garden and multi vehicle block paved driveway giving access to the double garage, providing secure off-street parking. To the rear is a well-maintained garden provides an ideal space for children to play or for al fresco dining during the warmer months.

Outside to the front the property occupies a large plot set back behind a low maintenance shrubbed fore garden and multi vehicle block paved driveway, providing ample off road parking, with access to the double garage, pathway with gated access to side, pedestrian access door to the inner hallway.

WELCOMING RECEPTION HALLWAY Being approached by double glazed opaque French doors with matching side screens, spindle staircase leading off to first floor accommodation, useful under stairs storage cupboard, radiator and doors leading off study, family lounge, open plan kitchen/breakfast room and guest cloakroom.

GUEST CLOAKROOM Having a suite comprising a low flush WC, wash hand basin, with part tiling to walls, laminate flooring and opaque double glazed window to side elevation.

FAMILY LOUNGE 18' 03" x 11' 06" (5.56m x 3.51m) Being a dual aspect room with double glazed windows to front and side elevation, wood flooring, fire place with inset cast iron wood burning stove, radiator.

STUDY 5' 01" x 6' 02" (1.55m x 1.88m) Having double glazed window to front, radiator.

EXTENDED KITCHEN/BREAKFAST ROOM 18' 05" x 17' 03" (5.61m x 5.26m) having a comprehensive matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, and tiled splash back surrounds, having fitted gas hob with extractor above, built in grill and oven, integrated microwave, space and plumbing for dish washer, space for fridge/freezer, space for breakfast table and chairs, tiled floor, radiator, low double glazed Velux sky lights, two double glazed window to rear elevation, fan and extractor, two radiators, door through to rear sitting room and further door through to inner lobby.

EXTENDED REAR SITTING ROOM 19' 08" x 11' 07" (5.99m x 3.53m) Being a dual aspect room with double glazed sliding patio door, giving access out to rear garden, with further double glazed window to side, laminate flooring, two radiators, feature log burning stove.

COVERED SIDE ENTRY 18' 03" x 3' 03" (5.56m x 0.99m) With glazed doors through to front and rear elevation, radiator, tiled floor and door through to utility room.

UTILITY ROOM 15' 01" x 6' 09" (4.6m x 2.06m) Having a range of wall and base units with work top surfaces over, incorporating stainless steel sink unit with mixer tap and tiled splash back surrounds, space and plumbing for washing machine and further appliance, tiled floor, radiator, wall mounted gas central heating boiler, two double glazed windows to rear elevation.

FIRST FLOOR LANDING Being approached by a spindle stair case, having access to loft, airing cupboard housing mega flow pressurised hot water cylinder and doors off to bedrooms and bathroom.

MASTER BEDROOM 11' 07" max 10' 11" min 11' 07" (3.53m x 3.53m) Having two built in double wardrobes, with shelving and hanging rail, radiator, double glazed window to front and door through to en suite.

EN SUITE SHOWER ROOM Having a white suite comprising double walk-in shower cubicle with shower screen with mains fed shower over, pedestal wash hand basin with chrome mixer tap, low flush WC, full tiling to walls, ladder heated towel rail, down lighting and opaque double glazed window to front elevation.

BEDROOM TWO 11' 7" max 4' 11" min 8' 01" max 6' 09" min (3.53m x 2.46m) Having built in double wardrobe with cabin style storage cupboards above, radiator, double glazed window to rear.

BEDROOM THREE 9' 01" x 7' 01" (2.77m x 2.16m) Having built in double wardrobe with mirrored sliding doors, radiator and double glazed bay window to front.

BEDROOM FOUR 8' 11" x 6' 03" min 11' 01" max (2.72m x 1.91m) With built in double wardrobe, with over head cabin style storage with shelving, radiator and double glazed window to rear.

FAMILY BATHROOM Having a white suite comprising paneled bath, with mains fed shower over and mixer tap, fitted shower screen, low flush WC, pedestal wash hand basin with chrome mixer tap, full complementary tiling to walls, 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 Westerly good sized garden with full width paved patio, with retaining wall leading to neat lawned garden with a variety of shrubs and trees with fencing to perimeter, pathway with gated access to front, cold water tap, and external power points.

GARAGE 15' 09" x 16' 05" (4.8m x 5m) With twin automatic opening doors to front, light and power and pedestrian access door through to utility room. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely availability for Three limited availability for EE, O2 & Vodafone and data likely availability for Three limited availability EE, J2 & Vodafone.

Broadband coverage

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

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

Networks in your area - Openreach & Virgin Media

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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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. 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.

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