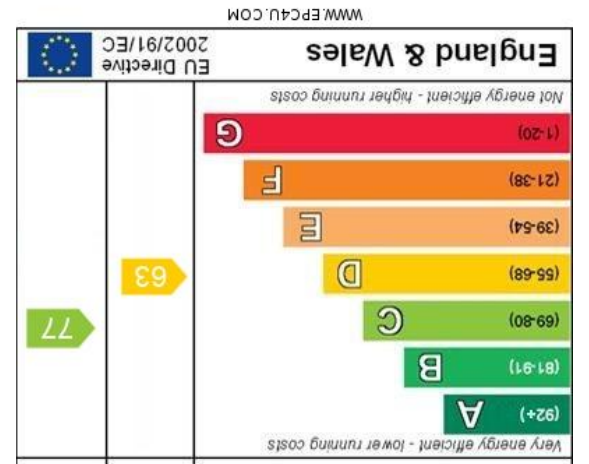


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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

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



- A SUPERBLY EXTENDED TRADITIONAL FOUR BEDROOM SEMI DETACHED
- SUPERB OPEN PLAN KITCHEN/ DINER/FAMILY ROOM
- FRONT RECEPTION ROOM
- THREE GOOD SIZED FIRST FLOOR BEDROOMS PLUS BEDROOM FOUR LOFT CONVERSION
- WELL APPOINTED FAMILY BATHROOM
- MULTI VEHICLE BLOCK PAVED DRIVEWAY

78 Walmley Ash Road, Walmley, Sutton Coldfield, B76 1JB

£425,000

Property Description

HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION - This substantially extended traditional four bedroom semi-detached house occupies this highly sought after residential location, being conveniently situated for the shops and facilities within Walmley village, with excellent local schools in the vicinity and public transport on hand and transport links providing easy access in to both Sutton Coldfield Town Centre and Birmingham City Centre and motorway connections. The accommodation which has been substantially extended and updated throughout to a high specification briefly comprises:- welcoming reception hallway, front reception room, extended open plan refitted kitchen diner / family room, utility room and guest cloakroom, first floor landing, three excellent sized first floor bedrooms and a luxury re-appointed principle family bathroom. To the second floor is a superb loft conversion creating bedroom four. Outside to the front the property is set back behind a multi vehicle block paved drive way giving access to the garden store and to the rear there is a good sized landscaped well maintained enclosed rear garden with a superb multi-functional garden office and garden store, internal viewing of this property is highly recommended and in more detail the accommodation comprises:

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 access to the garage/store.

ENCLOSED PORCH Been approached by a leaded opaque double glazed entrance door with double glazed windows to side and front elevation, with tiled floor.

RECEPTION HALLWAY Been approached via glazed timber reception door with opaque glazed side screen, stairs off to first floor accommodation, useful under stairs storage cupboard, radiator, laminate flooring continuing through to open plan kitchen/diner/family room and front reception room.

FRONT RECEPTION ROOM 12' 10" into bay x 10' 09" (3.91m x 3.28m) With walk in double glazed bay window to front, fireplace, laminate flooring, radiator to front elevation.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

KITCHEN AREA 11' 06" x 16' 02" max x (3.51m x 4.93m) Kitchen having a comprehensive matching range of wall and base units with worktop surfaces over, incorporating inset sink unit with mixer tap and filter tap, space for range cooker, with double extractor hood over, space for fridge/freezer, further matching range of wall and base units, down lighting, door through to utility room, opaque double glazed door to side and opening through to family area.

DINING AREA Having space for dining table and chairs, vertical designer radiator, fitted breakfast bar, feature bi-folding double glazed doors giving access out to rear garden, four double glazed Velux skylights and opening through to family area.

FAMILY AREA 14' 01" x 10' 07" (4.29m x 3.23m) Having fireplace with inset log burning stove, feature designer radiator, laminate flooring.

UTILITY ROOM 8' 11" max x 7' 03" max x 3' 00" min (2.72m x 2.21m) Having space and plumbing for washing machine, wall mounted gas central heating boiler, built in storage cupboard, opaque double glazed window to side, radiator and door through to guest cloakroom.

GUEST CLOAKROOM Been reappointed with a white suite comprising vanity wash hand basin with chrome mixer tap with cupboards beneath, low flush WC, part tiling to walls, extractor.

FIRST FLOOR LANDING Been approached by a staircase from reception hallway, with glazed window to side, door with staircase leading off to second floor accommodation and doors leading off to bedrooms and bathroom.

BEDROOM ONE 13' 06" into bay x 13' 09" max x (4.11m x 4.19m) Having a range of built in wardrobes, radiator, walk in double glazed bay window to front and further double glazed window to front.

BEDROOM TWO 12' 10" max x 9' 09" min x 10' 10" (3.91m x 3.3m) Having radiator, built in wardrobe, double glazed window to rear elevation.

BEDROOM THREE 13' 00" max x 7' 07" max x 5' 06" min (3.96m x 2.31m) Having built in storage cupboard, radiator and double glazed windows to front and rear elevation.

FAMILY BATHROOM Been reappointed with a four piece suite comprising double ended panelled bath with mixer tap and shower attachment, vanity wash hand basin, with cupboards beneath and low flush WC, with a range of built in storage cupboards and drawers, part complementary tiling to walls, tiled floor, fully tiled enclosed shower cubicle, with rain water shower over and shower attachment, vertical designer radiator, down lighting, extractor and opaque double glazed window to rear elevation.

BEDROOM FOUR/LOFT ROOM 15' 00" max x 13' 08" (4.57m x 4.17m) Having double glazed Velux window to front, radiator and double glazed window over looking rear garden.

OUTSIDE to the rear there is a good sized South facing landscaped garden with full width porcelain paved patio with wooden sleepers and steps down to neat lawned garden, with an abundant arrangement of shrubs and trees to borders, fencing to perimeter, to the top of the garden there is a timber framed cabin/home office and useful timber framed garden store.

CABIN/GARDEN OFFICE 15' 01" x 10' 07" (4.6m x 3.23m) Having light and power, wall mounted air conditioning unit, double glazed window to front and approached by double glazed French doors.

GARAGE/GARDEN STORE 9' 07" x 8' 01" (2.92m x 2.46m) Approached by double metal opening doors, with light and power.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice and data likely availability for Vodafone limited availability for EE, Three & O2
Broadband coverage -
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 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 - 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.
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

