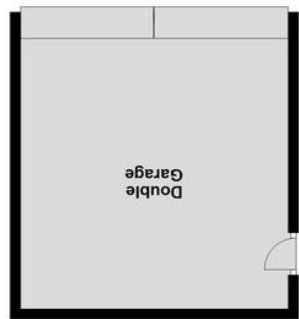
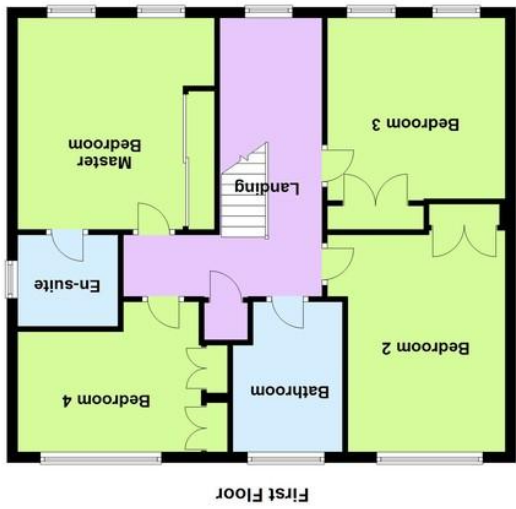


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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.
 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.

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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



- SPECTACULAR DETACHED EXECUTIVE PROPERTY
- SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- LOUNGE AND SEPARATE STUDY/HOME OFFICE
- FOUR EXCELLENT BEDROOMS MASTER WITH EN-SUITE SHOWER ROOM
- CONTEMPORARY FAMILY BATHROOM
- BEAUTIFUL MAINTAINED LANDSCAPED REAR GARDEN

15 Corn Mill Close, Walmley, Sutton Coldfield, B76 1TY

Offers In Region Of
 £695,000



Property Description

DRAFT SALES DETAILS AWAITING APPROVAL BY VENDOR

A truly exceptional spacious detached family home, set on a highly popular estate in Walmley Village which can only be appreciated by internal inspection. The property offers no upward chain, is in superb school catchments, is well situated for access to Walmley Village as well as within walking distance of New Hall Mill and New Hall Country Park. The accommodation which has undergone internal reconstruction to suit modern living by its current owner. In brief the property comprises of entrance hall, guest cloakroom, study, lounge, open plan kitchen / dining / family room, utility, gallery landing, four bedrooms - master with en-suite, family bathroom, gardens to front and rear and off road parking to front leading to double garage. In more detail the accommodation comprises:

Outside to the front, the property occupies an enviable corner position set back behind a neat lawned fore garden with low maintenance shrubs and hedgerow to the perimeter, driveway providing ample off road parking with access to the double garage and pathway with gated access to the side, external lighting.

WELCOMING RECEPTION HALLWAY Approached via an opaque composite reception door with Kardean flooring, useful built in coats/storage cupboard, feature designer radiator, glass staircase leading off to first floor accommodation and doors off to all ground floor rooms.

STUDY 6' 07" max x 4' 10" min (2.01m x 1.47m) Having two double glazed windows to front with window shutters, useful built in bespoke storage cupboard with sliding doors, designer radiator.

FAMILY LOUNGE 12' 05" x 10' 08" (3.78m x 3.25m) With two double glazed windows to front with fitted window shutters, coving to ceiling and radiator.

GUEST CLOAKROOM Having being refitted with a white suite comprising a vanity wash hand basin with a chrome water fall mixer tap with complimentary tiles and splash back surrounds and cupboards beneath, low flush WC, Kardean flooring, extractor and designer radiator.

SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM 30' 08" max x 11' 01" min x 18' 06" max x 9' 11" min (9.35m x 5.64m) Kitchen area having been refitted with a comprehensive ALNO designer kitchen, having a contrasting range of wall and base units with Corian work top surfaces over incorporating an inset sink unit with a chrome mixer tap and splash back surrounds, fitted five ring induction Siemens hob, with built in Britannia electric double oven beneath, integrated Siemens dish washer, feature designer radiator, down lighting, double glazed window to rear, doors through to utility room and Kardean flooring continuing through to family and dining area. Family area having down lighting, feature stone wall, Kardean flooring, space for dining table and chairs, two feature bi-folding double glazed doors giving access out to rear garden.

UTILITY ROOM 6' 11" x 5' 09" (2.11m x 1.75m) Having being refitted with a matching range of high gloss wall and base units with work top surfaces over incorporating circular stainless steel sink unit with hose style mixer tap and complimentary tiled splash back surrounds, integrated microwave oven, integrated washer dryer, Kardean flooring, radiator, extractor and opaque double glazed door giving access to side.

GALLERIED LANDING Having staircase with feature glass, balustrade, down lighting, featured double glazed arch window to front elevation, airing cupboard housing hot water cylinder and doors off to all rooms.

MASTER BEDROOM 13' 02" x 12' 04" max x 10' 04" min (4.01m x 3.76m) Having a range of built in wardrobes with sliding doors, with shelving and hanging rail, radiator, two double glazed windows to front with fitted window shutters and door leading through to ensuite shower room.

ENSUITE SHOWER ROOM Having a white suite comprising a vanity wash hand basin with chrome water fall mixer tap with drawers beneath, low flush WC, full complimentary tiling to walls, Kardean flooring, chrome ladder heated towel rail, fully tiled enclosed shower cubicle with mains fed shower over, down lighting, extractor fan and opaque double glazed window to side elevation.

BEDROOM TWO 14' 00" x 10' 04" max x 5' 10" min (4.27m x 3.15m) Having built in treble wardrobe with shelving and hanging rail, radiator and double glazed window to rear.

BEDROOM THREE 11' 04" x 11' 04" (3.45m x 3.45m) With two double glazed windows to front with fitted window shutters, two built in double wardrobes with shelving and hanging rail and radiator.

BEDROOM FOUR 9' 09" max x 7' 06" min x 11' 04" (2.97m x 3.45m) Having two built in double wardrobes, radiator and double glazed window to rear.

CONTEMPORARY RE-APPOINTED FAMILY BATHROOM Having a Porcelanosa suite comprising a double ended bath, with a free standing water filler and shower attachment, vanity wash hand basin with chrome mixer tap with drawers beneath, low flush WC, part complimentary Porcelanosa walls and tiled floor, down lighting, extractor, walk in double shower cubicle with Porcelanosa tiled splash back surrounds, with fixed rain water shower over, feature designer radiator, ladder heated towel rail and opaque double glazed window to rear elevation.

OUTSIDE TO THE REAR There is a beautiful landscaped rear garden with raised paved patio, with dwarf wall and steps down to neat lawned garden with an abundance of shrubs and trees, garden pond with water feature, further low maintenance artificial with gazebo, fencing to perimeter and pathway and gated access to front.

DOUBLE GARAGE 17' 10" x 26' 208" (5.44m x 13.21m) With up and over doors to front, light and power, pedestrian access to door to side. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band G Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage -

Broadband coverage - voice likely a availability for EE, O2 & Vodafone no limited availability for Three and data limited availability for EE, Three, O2 & Vodafone.

Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 162 Mbps. Highest available upload speed 22 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

