

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



LEGAL READY

"How does this help me?"

In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed.

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



- A FOUR BEDROOM EXECUTIVE STYLE DETACHED HOUSE
- ATTRACTIVE LOUNGE
- SUPERB OPEN PLAN COMPREHENSIVELY FITTED KITCHEN DINER
- FOUR BEDROOMS - MASTER EN-SUITE
- GROUND FLOOR STUDY AND FAMILY ROOM
- LUXURY RE-APPOINTED FAMILY

8 Kinver Croft, Walmley , Sutton Coldfield, B76 1SF

£650,000



Property Description

AN EXECUTIVE STYLE FOUR BEDROOM DETACHED HOUSE - This is a rare opportunity to acquire an immaculate, beautifully presented, four bedroom executive detached house. Houses in this part of Walmley are very rare to the market. This detached family home occupies a superb position at the top of this sought-after cul-de-sac located within Walmley. It is conveniently situated for amenities, including local schools and shops with public transport on hand and transport links providing easy access into both Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections.

This accommodation, which has undergone many improvements to a high specification throughout, briefly comprises:- Entrance porch, welcoming reception hallway, attractive lounge, superb open plan kitchen diner, utility, guest cloakroom, ground floor home office and separate family room, landing, four bedrooms, master with en-suite and luxury reappointed family bathroom. Outside to the front, the property is set back behind a multi-vehicle driveway giving access to the two garages, and to the rear is a good-sized landscaped rear garden with superb garden room. Early internal viewing of this property is highly recommended to fully appreciate this superb property.

Outside to the front the property occupies a commanding position on this beautiful cul de sac set back behind a multi-vehicle tarmac driveway giving off-road parking for up to 10 vehicles with access to the dual garages with hedgerow to perimeter and gated access to the rear, external lighting.

ENCLOSED PORCH Being approached by double glazed French doors with matching side screens, with tiled floor.

WELCOMING RECEPTION HALLWAY Being approached by a leaded effect double glazed entrance door with Karndean flooring, spindle staircase flowing off to first floor accommodation, radiator, door off to guest cloakroom and further doors off to all rooms.

GUEST CLOAKROOM Having a white suite comprising vanity wash hand basin set on pedestal with chrome mixer tap and cupboards beneath, low flush WC, ladder heated towel rail, Karndean flooring and opaque double glazed window to front elevation.

LIVING ROOM 15' 07" x 12' 11" (4.75m x 3.94m) Having double glazed sliding patio doors with beautiful views over the rear garden, two radiators and glazed inter communicating doors leading through to open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER 30' 00" x 8' 06" (9.14m x 2.59m) Kitchen area having a bespoke comprehensive matching range of high gloss wall and base units with worktop surfaces over, incorporating inset sink unit with side drainer, mixer tap and splash back surrounds, fitted Neff gas hob with built-in Neff double extractor above, built-in Neff double oven, integrated dish washer, integrated fridge, integrated washing machine feature LED plinth lighting, a further matching range of wall and base units, two feature designer vertical radiator, Porcelanosa tiles continuing through to dining area, opaque double glazed doors to side, space for dining table and chairs, glazed inter communicating doors through to lounge and double glazed sliding patio door giving access out to rear garden, fitted breakfast bar. Dining area having space for dining table and chairs, glazed inter communicating door leading through to living room and sliding patio door giving access out to rear garden.

HOME OFFICE 13' 05" x 7' 06" (4.09m x 2.29m) Having a range of fitted furniture, including desk and drawers, built-in storage cupboard with surestop mains water stop cock, Karndean flooring, designer radiator, useful walk-in under stairs storage cupboard, and door to garage number one and also double glazed window to front.

GARAGE NUMBER ONE 18' 04" x 7' 09" (5.59m x 2.36m) With up and over door to front, pedestrian access door through to man cave/family room (multi-functional) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

MAN CAVE/FAMILY ROOM 12' 03" x 11' 11" (3.73m x 3.63m) Radiator and double glazed sliding patio door giving access out to rear garden.

GARAGE TWO/UTILITY ROOM 18' 02" x 10' 01" (5.54m x 3.07m) With bi-folding door to front, light and power, space and plumbing for washing machine, pedestrian access door through to open plan kitchen/diner and opaque double glazed 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)

GALLERIED LANDING Approached via spindle staircase passing double glazed window to side, airing cupboard housing gas central heating boiler and shelving and doors off to all rooms and access to loft.

MASTER BEDROOM 12' 10" x 10' 03" (3.91m x 3.12m) Having a range of built-in bedroom furniture comprising two bedside cabinets, chest of drawers, cabin style storage cupboards, two double wardrobes, single wardrobe with shelving and hanging rail, radiator, bi-folding door through to en-suite and double glazed window over looking parkland to the rear.

EN SUITE SHOWER ROOM Being luxuriously reappointed with a white suite, comprising vanity wash hand basin, with chrome mixer tap with cupboards beneath, low flush WC, full complementary tiling to walls and floors, chrome ladder heated towel rail, fully tiled enclosed walk-in shower cubicle with fixed rainwater shower over

and shower attachment, extractor and opaque double glazed window to side elevation.

BEDROOM TWO 11' 03" x 10' 02" (3.43m x 3.1m) Having built-in mirror-fronted wardrobes with shelving and hanging rail, radiator and double glazed window over parkway to rear.

BEDROOM THREE 9' 05" x 8' 05" (2.87m x 2.57m) Having a range of bedroom furniture comprising chest of drawers, built-in double wardrobes, radiator and double glazed window to front.

BEDROOM FOUR 8' 01" x 7' 02" (2.46m x 2.18m) Having double glazed window to front, laminate flooring, and radiator.

FAMILY BATHROOM Being luxuriously reappointed with a white suite, comprising a vanity wash hand basin with chrome mixer tap, with cupboards beneath, inset double-ended bath with tiled surrounds, with mixer tap and mains fed shower over, fitted shower screen, full complementary tiling to walls, tiled floor, down lighting, extractor, chrome ladder heated towel rail and opaque double glazed window to front elevation.

OUTSIDE There is a beautifully maintained good-sized South-facing private enclosed rear garden with full-width paved patio that wraps around either side of the property, gated access to the front, neat lawn with well-maintained planted borders with hedgerow and fencing to perimeter, timber-framed garden summer house.

SUMMER HOUSE Approached via double glazed double doors, with windows to side and front elevation.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely availability for Vodafone limited availability for EE, Three & O2 and data likely availability for Vodafone limited availability for EE & Three and no availability for 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 60 Mbps. Highest available upload speed 15 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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