

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



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- A SUBSTANTIAL DETACHED HOUSE WITH ANNEXE ACCOMMODATION
- MAIN HOUSE WITH FOUR BEDROOMS
- OPEN PLAN KITCHEN DINER FAMILY ROOM
- TWO EN-SUITES AND PRINCIPLE BATHROOM
- ANNEXE - OPEN PLAN KITCHEN/LIVING ROOM
- GROUND FLOOR BEDROOM AND WET ROOM



Penns Lane, Walmley, Sutton Coldfield, B76 1LE

£650,000



Property Description

MAIN HOUSE.

ENTRANCE HALL Double glazed door with vertical panel leading into a welcoming entrance hall, timber effect floor, radiator, staircase to first floor with understairs storage, doors to lounge, dining kitchen and;

GUESTS CLOAKROOM: Continuing with the timber effect floor, double glazed opaque window to front, white close coupled WC and wash hand basin

LOUNGE: 19' 10" max x 12' 11" max 11'8" (6.05m x 3.94m) A wonderful spacious living room with double glazed patio door system to rear, double glazed window to side, minster styled fire surround with gas fire, spotlights to ceiling, radiator

OPEN PLAN KITCHEN/DINER 26' 4"max into bay x 24'4" min x 12'11" min 13'5" Max (8.03m x 4.09m)

DINING AREA Double glazed bay window to front, radiator, spotlights to ceiling, contemporary styled wall mounted gas fire, light toned timber effect flooring continuing through to;

KITCHEN AREA A generous kitchen with a range of modern styled white high gloss units to include drawer, base and eye level cupboards, integrated dishwasher, contrasting worksurfaces and upstands, five ring gas hob with extractor hood over, integrated fridge, two wall mounted electric ovens, stainless steel sink and drainer, space for fridge/freezer, chrome ladder style radiator/towel rail, radiator, spotlights to ceiling, two double glazed windows and door to garden, under gallery lighting, double glazed window to side and further door into;

UTILITY ROOM 13' 6" x 5' 9" (4.11m x 1.75m) Fitted to compliment the kitchen with base units, work surfaces and upstands, space and plumbing for washing machine, space for other white goods, continuation of timber floor, wall mounted gas central heating boiler, double glazed window to front and side, double glazed door to front, internal window / serving hatch

FIRST FLOOR LANDING An excellent landing space with two double glazed windows to front, radiator, door into airing cupboard and further doors into;

MASTER BEDROOM SUITE 24' 10" x 11' 1" max 9'2 min (7.57m x 3.38m) A very spacious master bedroom with double glazed window to front and two double glazed windows to side, built in wardrobes, two radiators, door into;

ENSUITE A full ensuite with a white panelled bath, pedestal wash hand basin, close coupled WC, self contained shower cubicle, grey toned tiling to walls and floor, double glazed opaque window, double opening doors to storage cupboard, white ladder style radiator/towel rail, extractor fan

BEDROOM TWO: 12' 10" x 11' 1" (3.91m x 3.38m) Double glazed windows to rear and side, radiator and door into:

EN-SUITE Self contained shower cubicle, white pedestal wash hand basin and close coupled WC, tiling to part walls, white ladder style radiator / towel rail, double glazed window to rear

BEDROOM THREE 14' 1" x 13' 0" (4.29m x 3.96m) Two double glazed windows to rear, guests wash hand basin set into vanity unit, radiator.

BEDROOM FOUR 10' 10" x 12' 10" (3.3m x 3.91m) Double glazed windows to front and side, dado rail, radiator, guests wash hand basin set into a vanity unit

BA THROOM Having a white panelled bath with shower above and glazed shower screen, wash hand basin set into a vanity unit, close coupled WC, tiling to walls, timber effect floor, extractor fan, white ladder style radiator/towel rail

ANNEXE.

HALLWAY Double glazed reception door with double glazed vertical panel to side, entrance hall with open access to main house, radiator, timber effect floor and door into;

LIVING ROOM / KITCHEN: 15' 3" max into bay 13'10 min x 10' 11" (4.65m x 3.33m) Double glazed bay window to front, radiator. To the rear is a fitted kitchen with drawer, base and eye level cupboards, integrated fridge, two ring gas hob and extractor hood over, wall mounted electric oven, stainless steel sink and drainer with timber trim, tiling to splashbacks and door through to;

INNER HALLWAY: Radiator, shelving, access to double bedroom and door into wet room

GROUND FLOOR BEDROOM 13' 10" max into bay 9'10" x 11' 10" max to wardrobe 7'3" min to wardrobe fronts.(4.22m x 3.61m) Deep double glazed bay window system including double opening doors and views of the garden, comprehensively fitted furniture to include wardrobes, overhead storage and vanity area, radiator and shelving to;

WETROOM: Walk in shower, pedestal wash hand basin, close coupled WC, tiling to part walls, extractor fan and contemporary coiled radiator/towel rail.

OUTSIDE TO THE FRONT Access is via a large tarmacked fore garden with planted beds and parking for multiple vehicles and leading to two double glazed reception doors, one leading to the main house and one to the annexe.

OUTSIDE TO THE REAR A delightful garden with paved patio and pathway, lawn and planted borders, large garden shed, fencing to boundaries and gated access to front

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.