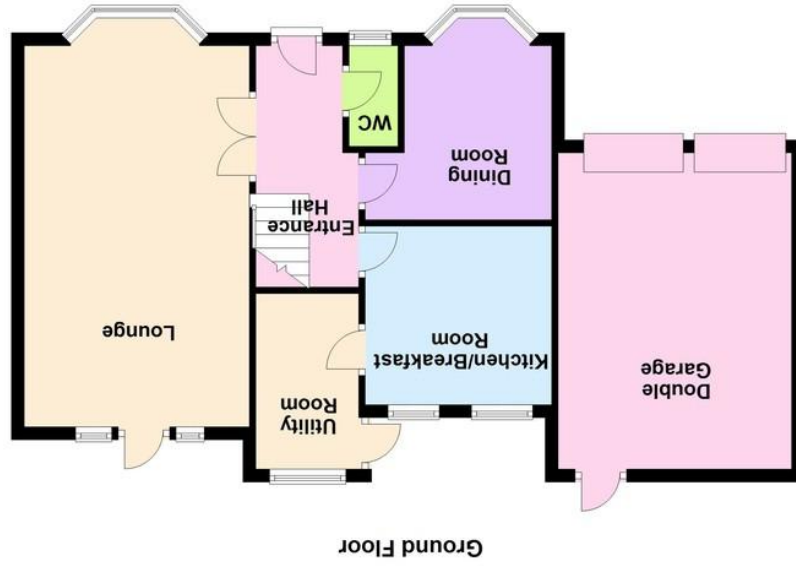
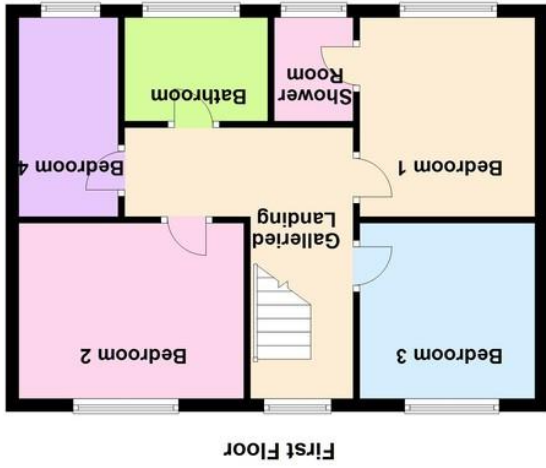
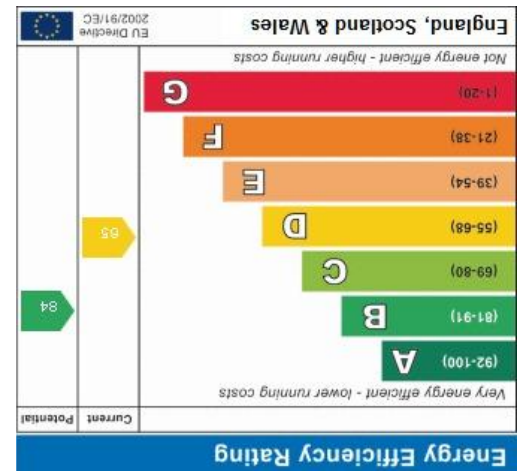


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- EXECUTIVE DOUBLE FRONTED DETACHED FAMILY HOME
- FOUR BEDROOMS
- HALLWAY WITH GUEST WC
- FORMAL LOUNGE & SEPARATE DINING ROOM
- REFITTED KITCHEN & UTILITY ROOM



Betteridge Drive, New Hall, Sutton Coldfield, B76 1FN

£550,000



Property Description

Green and Company are delighted to offer to the market this handsome and superbly presented four bedroom double fronted executive detached family home situated within a highly sought after area of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre. Approached via a large driveway for a number of vehicles and having access to the double garage the home is entered via a lovely hallway with guest WC, double oak framed doors lead in to the large formal lounge, a separate dining room to the front, a beautiful refitted kitchen diner has a door to the separate utility room. From the hallway a staircase rises to the galleried style landing which in turn gives access to four good sized bedrooms, the master has an en suite shower room and the family bathroom. To complete the home there is a large private west facing garden with elevated views over Sutton Coldfield and will have huge appeal to the family buyer.

Homes of this size and standard are extremely rare to the market so early inspection is strongly advised to avoid any disappointment.

The accommodation comprises:

ENTRANCE HALLWAY A large entrance hallway (with a staircase rising to the first floor), radiator, Oak flooring and a door to:

GUEST WC To include a white suite with a low level WC, wash hand basin with vanity storage beneath, radiator and a window to the front.

Double oak framed doors lead to:

FORMAL LOUNGE 19' 5" plus bay x 11' 6" (5.92m x 3.51m) A lovely sized formal lounge with a deep walk in bay to the front, a classical stone fireplace with gas fire as the focal point, 2 radiators, Oak flooring, coving and a door giving direct access and views over the rear garden.

DINING ROOM 9' 6" plus bay x 11' 6" (2.9m x 3.51m) A room offering a multitude of uses with a further walk in bay to the front, coving and radiator.

KITCHEN/DINER 9' 10" x 12' 10" (3m x 3.91m) Refitted to include a contemporary range of matching high gloss wall and base mounted units with complementing work surfaces over, integrated NEFF appliances include underfloor electric heating, double oven and gas hob with extractor fan over, integrated dishwasher, sink and drainer unit, 2 windows to the rear, designer full height radiator, ample space for a dining table and chairs for casual dining, spotlights and a door to:

UTILITY ROOM 5' 10" x 9' 6" (1.78m x 2.9m) To include a further matching range of high gloss wall and base mounted units with complementing work surfaces over, sink and drainer unit, plumbing and space for white goods, radiator, a window to the rear and a door to the side accessing the garden.



From the hallway a staircase rises to the first floor galleried landing with a window allowing natural light and having doors to:

BEDROOM ONE 10' 1" x 11' 7" (3.07m x 3.53m) A good sized master bedroom with a range of full length built in white gloss wardrobes with shelving and hanging space, a window to the front, radiator and a door to the En Suite shower room.

EN-SUITE SHOWER ROOM Being luxuriously reappointed with a white suite comprising granite wash hand basin set on pedestal with chrome waterfall mixer tap, low flush WC, double enclosed shower cubicle with mains fed shower over and shower attachment, full complementary tiling to walls, chrome ladder heated towel rail, extractor, down lighting and opaque double glazed window to front elevation.

BEDROOM TWO 10' 1" x 11' 10" (3.07m x 3.61m) A further double bedroom with a window to the rear and radiator.

BEDROOM THREE 7' 3" x 13' 4" (2.21m x 4.06m) Having a window to the rear and radiator.

BEDROOM FOUR 9' 1" x 7' 2" (2.77m x 2.18m) Having a window to the front and radiator.

FAMILY BATHROOM Includes a matching white suite with fully tiled walls a panelled bath with shower over and shower screen, low level WC, wash hand basin and radiator.

To the rear of the home there is a lovely full width private west facing garden with a patio area for entertaining, mainly laid to lawn with steps down to a further lawned garden which has fenced boundaries and has panoramic views over Sutton Coldfield.

DOUBLE GARAGE 18' 11" x 16' 9" (5.77m x 5.11m) With double up and over door to front, light, power, roof storage and pedestrian access door to rear garden.

(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

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.

