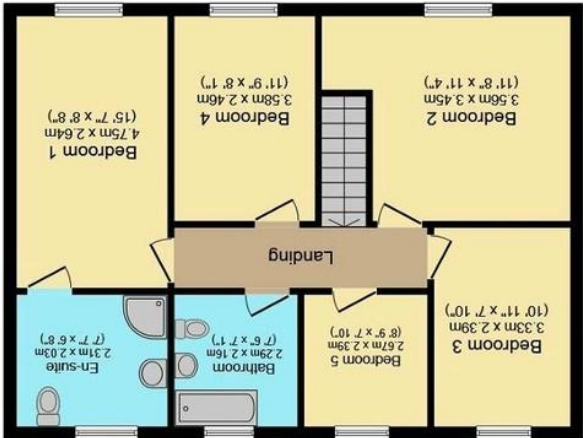


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

Total floor area 178.0 sq.m. (1,916 sq.ft.) approx  
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows  
and other features are approximate. Unauthorised reproduction prohibited. © PropertyBox

First Floor  
Floor area 69.1 sq.m. (744 sq.ft.) approx



Ground Floor  
Floor area 108.9 sq.m. (1,172 sq.ft.) approx



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 .....



- AN EXTENDED FIVE BEDROOM DETACHED FAMILY HOME
- SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- SPACIOUS THROUGH LOUNGE/DINING ROOM
- FOUR BEDROOMS
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
- GARAGE AND MULTI VEHICLE DRIVEWAY

1 Milverton Close, Walmley, Sutton Coldfield, B76 1NB

Offers Invited £530,000





## Property Description

**\*\*DRAFT SALES DETAILS AWAITING VENDOR DETAILS\*\***

SET WITHIN THE HEART OF WALMLEY VILLAGE - This well presented extended five bedroom detached house occupies popular residential location within walking distance of Walmley village and it's amenities including local schools and shops making it a convenient location for families.

This magnificent property boasts a range of desirable features perfect for families or couples looking for a charming and spacious home. Upon entrance, you are greeted a welcoming reception hallway, there is a superb open-plan kitchen/diner/family room equipped with modern appliances and ample dining space and family area this area forms the heart of the home, ensuring meal times are a sociable experience. The property also benefits from generous through lounge/dining room with the lounge area featuring a beautiful garden view, offering a serene and tranquil setting and the second is separate, providing a private space for relaxation or entertainment.

The sleeping accommodation comprises four well-proportioned bedrooms. Two of these are double bedrooms offering ample space and comfort, while the remaining two are single bedrooms, perfect for children or as office spaces.

Furthermore, the property includes a re-appointed ground floor shower room a first floor family bathroom ideal for busy daily routines.

Outside to the front the property occupies a large corner plot set back behind a multi vehicle driveway giving access to the garage and to the rear is a good sized secluded enclosed rear garden.

In conclusion, this house is a perfect blend of comfort and convenience. Its unique features and prime location make it a fantastic choice for your next family home.

Outside to the front the property occupies a large corner plot set back behind a multi vehicle block paved driveway providing ample off road parking with access to the garage, neat lawned garden with trees and gated access to rear.

ENCLOSED PORCH Being approached by a leaded double glazed entrance door with matching side screens, with tiled floor.

WELCOMING RECEPTION HALLWAY Being approached via an opaque double glazed reception door with double glazed side screen, with tiled floor, radiator and doors leading off to open plan kitchen/diner/family room, ground floor shower room and extended family lounge.

FAMILY LOUNGE/DINING ROOM 17' 11" x 22' 11" (5.46m x 6.99m) Lounge area having fireplace with surround and hearth, double glazed window to rear, useful under stairs storage cupboard, further double glazed window to side, door leading through to open plan kitchen/dining/family room and opening through to dining area. Dining area having space for dining table and chairs, radiator and leaded double glazed window to front.

OPEN PLAN KITCHEN/FAMILY ROOM 22' 11" x 17' 11" (6.99m x 5.46m) Kitchen area having a matching range of wall and base units with worktop surfaces over, with inset sink unit with side drainer and tiled splash back surrounds, space for range cooler, space for further appliances, space for sofa and table and chairs, radiator and two double glazed leaded windows to front, door leading through to family lounge, two double glazed windows to rear, down lighting and door through to utility room.

UTILITY ROOM 7' 10" x 5' 00" (2.39m x 1.52m) Having space and plumbing for washing machine and further appliance, tiled floor, leaded double glazed door giving access out to rear garden, pedestrian access door through to garage.

GROUND FLOOR SHOWER ROOM Being reappointed with a white suite, comprising a pedestal wash hand basin, low flush WC, full complementary tiling to walls and floor, ladder heated towel rail, fully enclosed shower cubicle with electric shower over, leaded opaque double glazed window to side elevation.

FIRST FLOOR LANDING Being approached via a staircase flowing from reception hallway, with access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 15' 07" x 8' 08" (4.75m x 2.64m) Having laminate flooring, radiator and double glazed window to front and door leading through to en suite shower room.

EN SUITE SHOWER ROOM Having being reappointed with a white suite comprising pedestal wash hand basin with chrome mixer tap, low flush WC, full complementary tiling to walls and floors, down lighting, extractor, fully tiled enclosed shower cubicle with main fed shower over, ladder heated towel rail and opaque double glazed window to rear elevation.

BEDROOM TWO 14' 03" max 11' 02" min x 11' 08" (4.34m x 3.56m) Having leaded double glazed window to front, laminate flooring, radiator.

BEDROOM THREE 10' 11" x 7' 10" (3.33m x 2.39m) Having leaded double glazed window to rear, laminate flooring, radiator.

BEDROOM FOUR 11' 09" x 8' 02" (3.58m x 2.49m) Having leaded double glazed window to front, laminate flooring, radiator.

BEDROOM FIVE 8' 10" x 7' 10" (2.69m x 2.39m) Having laminate flooring, radiator, and leaded double glazed window to rear elevation.

FAMILY BATHROOM Being reappointed with a white suite, comprising panelled bath with mains fed shower over, with fitted shower screen, pedestal wash hand basin, low flush WC, full complementary tiling to walls and floor, ladder heated towel rail, extractor, down lighting, leaded opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a good sized enclosed garden, laid mainly to lawn, block paved patio, fencing to perimeter.

GARAGE 17' 11" x 8' 01" (5.46m x 2.46m) With up and over door to front, pressurised hot water cylinder and wall mounted gas central heating boiler and pedestrian access door to utility. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E 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 limited availability for EE, Three, O2 & Vodafone  
Broadband coverage

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 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.

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