



## Property Description

Occupying a highly sought after quiet cul de sac location with only seven detached homes this beautifully presented and vastly extended five bedroom executive detached family home is situated next to Moor Hall Golf Course. 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 Mere Green and Sutton Coldfield town centres. Approached via a driveway the home is entered through a large hallway with guest WC, a formal lounge, a large multifunctional open plan fitted kitchen, dining and family room with separate utility room off. On the first floor there are five great sized bedrooms the master has an en suite shower room and a further family bathroom, to complete the home there is double garage and good sized garden overlooking the golf course.

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

In brief the accommodation comprises:

**ENTRANCE HALLWAY** 6'5" x 15'10" (1.96m x 4.83m) An impressive entrance hallway with a returning staircase rising to the first floor, useful cloak cupboard, wood effect flooring, radiator, spotlights, a side window allowing natural light and doors to:

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

**FORMAL LOUNGE** 11'11" x 19'10" (3.63m x 6.05m) A lovely formal lounge with a window to the front aspect, a feature fireplace as the focal point, wood effect flooring and bi-folding door to the multifunctional open plan kitchen, living and dining room.

**KITCHEN/LIVING & DINING ROOM** 24'4" x 12'7" (7.42m x 3.84m) PLUS 13'8" x 9'10" (4.17m x 3m) PLUS 8'9" x 19'8" (2.67m x 5.99m) A stunning open plan kitchen, living and dining room which has been greatly extended and offers multifunctional living and dining areas and ideal for entertaining, the contemporary kitchen includes a stylish and comprehensive range of high gloss wall and base mounted units with complementing work surfaces over and under cupboard lighting, space for a Range style cooker with extractor fan over, integrated dishwasher, space for an American style fridge freezer, sink and drainer unit, a window to the rear and a door to the side, a breakfast bar opens in to the dining and living area with three lantern lights overhead, windows to the side and rear, patio doors leading out the rear garden, access in to the hallway and a further access in to the utility room.

**UTILITY ROOM** 7'11" x 7'1" (2.41m x 2.16m) To include a further range of wall and base mounted units with plumbing and space for white goods, side window and door to the double garage.

From the hallway a staircase rises to the galleried style landing with useful storage cupboards, front facing window, loft access and doors to:

**BEDROOM ONE** 11'11" x 10' (3.63m x 3.05m) (minus walkway) A great sized master bedroom with a range of fitted wardrobes with hanging, shelving and storage space, a window to the rear, radiator and door to the en suite shower room.

**EN SUITE SHOWER ROOM** A white suite with a double width walk in shower cubicle, wash hand basin with vanity storage beneath, low level WC, heated towel rail and side facing window.

**BEDROOM TWO** 12' x 13'4" (3.66m x 4.06m) A window to the rear, radiator and fitted wardrobes.

**BEDROOM THREE** 15'2" x 9'9" (4.62m x 2.97m) Having a window to the front and radiator.

**BEDROOM FOUR** 8'4" x 10' (2.54m x 3.05m) Having a window to the rear and radiator.

**BEDROOM FIVE** 12' x 6'4" (3.66m x 1.93m) Having a window to the front and radiator.

**FAMILY BATHROOM** A further white suite with fully tiled walls including a panelled bath, low level WC, wash hand basin with vanity storage beneath, heated towel rail and side facing window.

**GARAGE** 15'9" x 14'11" (4.8m x 4.55m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear of the property there is a lovely sized garden with a patio area for entertaining, mainly lawned with fenced boundaries and overlooking the golf course to the side.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for EE, O2, limited for Three, Vodafone and data likely available for EE, limited for Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 29Mbps. Highest available upload speed 6Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

Networks in your area:- Virgin Media, Openreach

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

**WANT TO SELL YOUR OWN PROPERTY?**  
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323

