

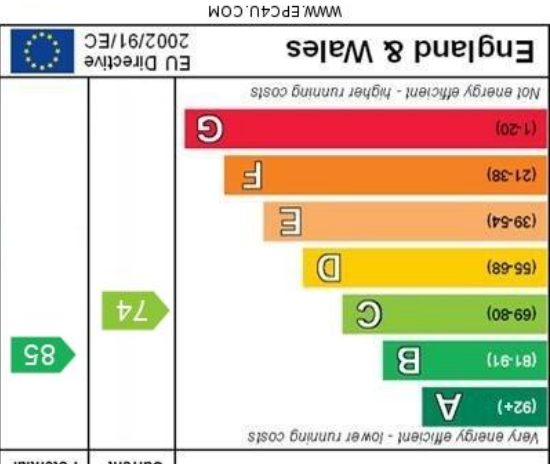
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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

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



- A BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM EXECUTIVE SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- SUPERBLY EXTENDED OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- THREE/FOUR BEDROOMS - MASTER EN-SUITE
- GARDEN STORE AND MULTI VEHICLE DRIVEWAY
- PRIVATE ENCLOSED REAR GARDEN



1 Cutworth Close, Walmley, Sutton Coldfield, B76 2TA

£385,000



Property Description

A MOST IMPRESSIVE THREE/FOUR BEDROOM EXECUTIVE STYLE SEMI DETACHED HOUSE. Occupying this pleasant Cul-de-sac location conveniently situated for amenities including local shops and excellent schools in vicinity. This beautiful property has substantially extended accommodation which has undergone many cosmetic improvements to a high specification throughout briefly comprises:- Entrance porch, attractive family lounge, separate sitting room/ground floor bedroom four, superbly extended open plan comprehensively fitted kitchen/diner family room, utility and guest wc. To the first floor are three first floor bedrooms the master with en-suite dressing room and shower room and re-appointed family bathroom. Outside to the front the property occupies this pleasant Cul-de-sac behind a multi vehicle block paved driveway giving access to the garden floor. To the rear is a beautiful landscaped enclosed rear garden. INTERNAL VIEWING OF THIS SUPERB PROPERTY IS ESSENTIAL FOR IT TO BE FULLY APPRECIATED. Outside to the front the property occupies a commanding corner plot and set back behind a low maintenance shingle fore garden with walled perimeter, multi vehicle block paved driveway providing ample off road parking with access to the garden store.

WELCOMING RECEPTION HALLWAY Being approached by a leaded opaque composite reception door with opaque double glazed window to side, radiator and door leading through to family lounge.

LIVING ROOM 17' 04" x 12' 05" (5.28m x 3.78m) Having feature media wall with inset for plasma style TV and sound bar, inset remote control plasma style fire, radiator, spindle stair case leading off to first floor accommodation and door off to superbly extended open plan kitchen/diner/family room and further door leading through to extended rear sitting room.

EXTENDED REAR SITTING ROOM 16' 01" x 10' 07" (4.9m x 3.23m) Having down lighting, laminate flooring, radiator, double glazed French doors giving access out to rear garden and door leading through to inner hallway.

INNER HALLWAY Having laminate flooring, radiator, down lighting and doors off to guest cloakroom and garden store.

GUEST CLOAKROOM Having low flush WC, wash hand basin with chrome mixer tap, wall mounted gas central heating boiler, laminate flooring, extractor.

GARDEN STORE Having up and over door to front, light and power and pedestrian access door through to inner hallway.

EXTENDED OPEN PLAN KITCHEN/DINER/FAMILY ROOM 8' 10" max x 25' 01" max (2.69m x 7.65m) Kitchen area being refitted with a matching comprehensive range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and stylish brick effect splash back surrounds, fitted Bosch halogen hob with built in Bosch double oven beneath with splash back and extractor hood above, space and plumbing for washing machine and dish washer, space for further appliance, down lighting, LTV flooring continuing through to family/dining area. Having fitted breakfast bar, space for dining table and chairs, radiator, insulated roof with double glazed Velux sky light and down lighting, double glazed window to side and rear elevation and double glazed French doors giving access out to rear garden.

FIRST FLOOR LANDING Approached by a spindle turning staircase from lounge, having access to loft and doors off to bedrooms and bathroom.

MASTER BEDROOM 16' 01" x 10' 05" (4.9m x 3.18m) Having double glazed window to front with open aspect views over fields, down lighting, radiator and door leading through to dressing room.

DRESSING ROOM 7' 09" x 5' 01" (2.36m x 1.55m) Having double glazed window to rear with open aspect views over fields to the front, down lighting, access to loft via a pull down ladder, radiator and door leading through to en suite shower room.

EN SUITE SHOWER ROOM Having a white suite comprising vanity wash hand basin with chrome mixer tap with cupboards beneath, low flush WC, fully tiled enclosed shower cubicle with mains rain water shower over with shower attachment, tiled floor, chrome ladder heated towel rail and opaque double glazed window to rear elevation.

BEDROOM TWO 13' 01" x 8' 09" (3.99m x 2.67m) Double glazed window having open aspect views over countryside to the front, useful built in storage cupboard, radiator.

BEDROOM THREE 12' 10" x 5' 10" (3.91m x 1.78m) Double glazed window having open aspect views over fields to the front, radiator.

BATH ROOM Being reappointed with a white suite with panelled bath with mixer tap and mains rain water shower over, with shower attachment, part complementary tiling to walls, vanity wash hand basin with mixer tap, cupboards beneath, close coupled low flush WC, laminate flooring, chrome ladder heated towel rail, extractor and down lighting.

GARAGE/STORE 11' 05" x 4' 10" (3.48m x 1.47m) (Converted from original garage) With up and over door to front & pedestrian door to inner hallway.

OUTSIDE To the rear there is a beautifully maintained private enclosed garden with paved patio and neat lawn with fencing to perimeter, further paved seating area.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice likely a availability for EE & Three limited availability for O2 & Vodafone and data likely a availability for Three limited availability for EE, O2 & Vodafone Broadband coverage - Broadband Type = Standard Highest a available download speed 14 Mbps. Highest available upload speed 1 Mbps. Broadband Type = Ultrafast Highest a available download speed 1000 Mbps. Highest a available upload speed 100 Mbps.

Networks in your area:- Virgin Media & Open Rea ch

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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