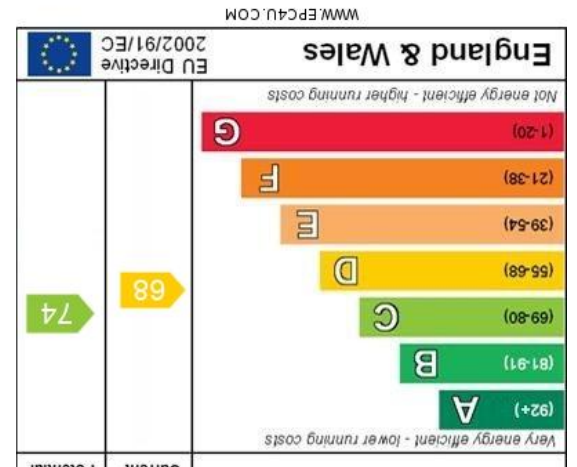


**NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**



If you require the full EPC certificate direct to your email address please contact the sales branch marketing 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 WELL PRESENTED THREE BEDROOM DETACHED HOUSE SET IN POPULAR CUL-DE-SAC LOCATION
- SPACIOUS LOUNGE AND SEPARATE DINING ROOM
- FITTED KITCHEN
- SITTING ROOM/HOME OFFICE
- SOUTH FACING REAR GARDEN
- POPULAR CUL-DE-SAC LOCATION



24 Ullenhall Road, Walmley, Sutton Coldfield, West Midlands, B76 2QG

£425,000



## Property Description

**POPULAR CUL-DE-SAC LOCATION** - This well presented three bedroom detached house occupies this quiet Cul-de-sac location, the property has excellent transport links and is in close proximity to local amenities and schools. This, coupled with the property's size and features, makes it ideally suited for families. Offering the potential to extend upwards at the side, subject to planning permission. The well presented accommodation is approached via an enclosed porch which leads through to the welcoming reception hallway. The spacious lounge room is certain to impress and there is a separate dining room and home office/sitting room idea for working from home both with access to the garden, this room is designed with relaxation and tranquillity in mind. The comprehensively fitted kitchen is perfect for preparing meals for family and friends. To the first floor are three bedrooms the master having an en-suite shower room each bedroom is beautifully presented and radiates a warm, inviting atmosphere. The well appointed family bathroom is newly adding a modern touch to the property and a separate WC. Outside to the front the property enjoys an end of cul-de-sac position set back behind a fore garden and driveway giving access to the garage providing secure parking or additional storage. To the rear of the property is a good sized maintained South facing rear garden. In summary, this is a rare opportunity to acquire a property that combines a prestigious location with a well maintained, modern interior. This property is not only a home but also a lifestyle. It will serve as a sanctuary for families, offering comfort, convenience, and luxury. Outside to the front the property occupies a pleasant position on this most popular cul de sac and is set back from behind a low maintenance fore garden, block paved driveway providing ample off road parking giving access to the garage.

**ENCLOSED PORCH** Approached via a double glazed composite reception door with matching side screens, tiled floor, wall light points and glazed double doors leading through to reception hallway.

**RECEPTION HALLWAY** Being approached by glazed double doors with radiator, stairs off to first floor accommodation, useful under stairs storage cupboard and doors off to lounge and dining room.

**LOUNGE** 18' 11" x 13' 03" (5.77m x 4.04m) Focal point to room is a feature fireplace with surround and hearth with inset living flame gas fire, coving to ceiling, two radiators, wall light points, double glazed window to front.

**DINING ROOM** 10' 06" x 10' 03" (3.2m x 3.12m) Having oak floor, double glazed sliding patio door giving access out to rear garden, door through to kitchen and further door through to sitting room/home office.

**SITTING ROOM/HOME OFFICE** 10' 02" x 8' 10" (3.1m x 2.69m) Having coving to ceiling, radiator and double glazed sliding patio door giving access out to rear garden.

**DESIGNER KITCHEN** 15' 11" x 6' 09" (4.85m x 2.06m) Having a matching range of modern wall and base units with quartz work top surfaces over incorporating inset one and a half bowl sink unit with mixer tap and side drainer, splash back surrounds, space and plumbing for washing machine and dishwasher, induction hob with extractor set in canopy above, fan assisted double oven beneath, space for fridge/freezer, radiator, down lighting, double glazed window to rear and double glazed door giving access out to side.

**COVERED SIDE PASSAGE** 14' 06" x 3' 11" (4.42m x 1.19m) Having doors to front and rear elevation, tiled floor and lighting.

**FIRST FLOOR LANDING** Approached by a staircase from reception hallway, having airing cupboard housing gas central heating boiler, access to loft, opaque double glazed window to side and doors leading off to bedrooms, bathroom and separate WC.

**BEDROOM ONE** 12' 04" x 10' 11" (3.76m x 3.33m) Having a range of fitted bedroom furniture, comprising two chest of drawers, two single wardrobes with cabin style storage cupboards over, comprehensive range of built in double wardrobes with shelving and hanging rail, radiator and double doors leading through to en suite.

**EN SUITE SHOWER ROOM** Having built in fully tiled enclosed shower cubicle with mains fed electric shower over, vanity wash hand basin with chrome mixer tap with cupboards and drawers beneath, down lighting, extractor, tiled floor and chrome ladder heated towel rail, vanity mirror with lighting.

**BEDROOM TWO** 12' 07" x 10' 05" (3.84m x 3.18m) Having coving to ceiling, radiator, double glazed window to rear.



**BEDROOM THREE** 10' 02" x 6' 03" (3.1m x 1.91m) Having useful built in over stairs storage cupboard, radiator, further built in double wardrobe and double glazed window to front.

**BATH ROOM** Having been refitted with a white suite comprising vanity wash hand basin with chrome mixer tap with cupboards beneath, low flush WC, panelled bath with electric shower over and mixer tap, full complementary tiling to walls, ladder heated towel rail, extractor, wall mounted electric shaver point, opaque double glazed window to rear elevation.

**SEPARATE WC** Having low flush WC, laminate flooring, coving to ceiling and opaque double glazed window to rear elevation.

**GARAGE** 16' 10" x 7' 10" (5.13m x 2.39m) With up and over door to front, light and power and gas and electric meters.

**OUTSIDE** To the rear there is a beautifully maintained South Westerly facing garden, full width paved elevated patio with steps down to neat lawn with a variety of shrubs and trees to perimeter, fencing to border, external lighting, cold water tap, timber framed garden shed.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage for:

EE O2 & Vodafone Good outdoor and in-home.  
Three Good outdoor, variable in-home.

Broadband coverage -  
Broadband Type = Standard Highest a vailable download speed 21 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Ultrafast Highest a vailable download speed 1000 Mbps. Highest a vailable 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. 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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