



Offers Over £350,000

Sutton Square, Minworth, Sutton Coldfield, B76 9DN

**** TUCKED AWAY SEMI-RURAL LOCATION ** NO WORK REQUIRED ** MOVE STRAIGHT IN ****

If you are looking for a family home with a quieter secluded feel location providing easy commute options then this could be your perfect purchase. The property is a semi-detached property situated in a CUL-DE-SAC LOCATION with approximately ten-twelve neighbouring homes creating the feel of a private community. The property itself has been modernised and extended to the rear via a double storey extension and offers a FRONT DRIVEWAY/front garden, SIDE GATED DRIVEWAY, open entrance porch with a decorative archway over, entrance hallway leading to the front reception room which in turn leads you to the rear reception room. In the centre of the property there is a further INNER HALLWAY giving access to the DOWNSTAIRS WC, and the EXTENDED L-SHAPED BREAKFAST KITCHEN. To the first floor there are THREE BEDROOMS, the main bedroom also has the benefit of a WALK IN WARDROBE/DRESSING AREA and an EN-SUITE SHOWER ROOM. The remaining bedrooms have access to the MODERN FAMILY BATHROOM. Energy Efficiency Rating:- C

Location

The property is located via a private driveway leading to the tucked away from all the hustle and bustle cul-de-sac of approximately 12-14 houses.

Approach

The property is approached via the cul-de-sac entrance and is situated to the left hand side at the bottom of the cul-de-sac.

Front Garden/Driveway

Block paved pathway below the front reception window and to the side of the wall area allowing access to the open porch area. Gravel covered flower bed area with a kerb stone edging that can be used as an additional parking space if required. Access gates to the side of the property allowing access to:-

Side Driveway

The property benefits from a tandem style block paved driveway providing off road parking for approximately three vehicles, leading to a timber/block built shed/garage area with the benefit of electric supply and lighting, and an access gate to the side allowing direct access to the rear garden area.

Entrance Porch

Open fronted archway effect porch area providing shelter over the front door from the typical British weather, wall mounted lantern style light, block paved flooring and a double glazed door allowing access to:-

Entrance Hallway

8'7" x 3'9" (2.62m x 1.14m)

Old fashioned column style radiator, Oak wood flooring, storage cupboard/cloakroom with double door access and a door to the side allowing access to:-

Reception Room One

13'11" x 8'11" (4.24m x 2.72m)

Double glazed window to the front with a further double glazed window to the side into the open porch area. Radiator, Oak wood flooring, decorative coving finish to the ceiling and a decorative niche with glass display shelving inset. Door allowing access to:-

Reception Room Two

13'10" x 12'10" (4.22m x 3.91m)

Double glazed window to the side, radiator, Oak wood flooring, decorative coving finish to the ceiling area. Ornate decorative fire surround with picture tiling to the back and further tiling to the hearth with a coal effect fire inset. Door to:-

Inner Hallway

17' x 3' (5.18m x 0.91m)

Storage cupboard housing the boiler, Oak wood flooring, flat column design vertical radiator, further radiator to the bottom of the stairs area within the raised inner hallway/stair access point. Doors to:-

Downstairs WC

6'9" x 3'6" (2.06m x 1.07m)

Suite comprised of a low flush WC, and a wash hand basin inset to a vanity unit providing storage below. Ladder style chrome effect radiator, tiling to the walls with a mosaic design to the back of the WC and wash basin wall areas. Coving finish to the ceiling, and a double glazed window to the side

L-Shaped Extended Kitchen

13'7" x 6'2" + 10'10" x 7'6" (4.14m x 1.88m + 3.30m x 2.29m)

Range of white high gloss effect wall mounted and floor standing base units with a stone effect work surface with

matching panels to the wall area, the work surface incorporates an oval design stainless steel effect sink and drainer unit with a mixer tap over, and extends to create a breakfast bar area. Appliances built in consist of an eye level stacked double oven, four burner gas hob, stainless steel effect extractor, under unit dishwasher, and a ladder style fridge/freezer. Plumbing for a washing machine, flat column design vertical radiator, and a further ladder style radiator to the end of the units. Tiling to the floor area, spotlights inset to the ceiling with a decorative coving finish, double glazed window to the rear, and a set of double glazed sliding patio doors also to the rear allowing access to the rear garden area.

FIRST FLOOR

Landing

Loft access via the hatch area leading to a partly boarded loft space for storage purposes, decorative coving finish to the ceiling and a storage cupboard. Doors to:-

Bedroom One

10'5" x 10' (3.18m x 3.05m)

Double glazed window to the side, radiator, decorative coving finish to the ceiling area, and wood effect flooring. Doors to:-

Extended Walk In Wardrobe/Dressing Area

8'6" x 2'8" (2.59m x 0.81m)

Spotlights inset to the ceiling area, shelving to one wall, rails to another wall, decorative coving finish to the ceiling and wood effect flooring.

Extended En-Suite Shower Room

8'6" x 6'11" (2.59m x 2.11m)

Suite comprised of a shower cubicle with a boiler fed rainfall shower inset and further detachable shower head. Low flush



WC, and a wash hand basin inset to a vanity unit providing storage below and mixer tap over. Flat column design radiator, tile effect flooring, tiling to the walls extending into the window recess and window sill area. Extractor to the outer wall, spotlights inset to the ceiling area, coving also to the ceiling area, and a double glazed window to the rear

Bedroom Two

12' x 10'7" (3.66m x 3.23m)

Double glazed window to the front, radiator, wood effect flooring and a coving finish to the ceiling

Bedroom Three

8'11" x 7'4" (2.72m x 2.24m)

Double glazed window to the front, radiator, and wood effect flooring.

Extended Family Bathroom

8'8" x 6'8" (2.64m x 2.03m)

Suite comprised of a panel sided bath with a boiler fed shower over, low flush WC, and a wash hand basin inset to the vanity unit providing storage below. Tile effect flooring, spotlights inset to the ceiling area, tiling to the walls, coving finish also to the ceiling area. Extractor to the ceiling, flat column design radiator, and a double glazed window to the rear.

OUTSIDE

Rear Garden

Paved patio area leading to a garden laid mainly to lawn leading to a raised decked patio area with balustrade to one side and a brick built barbecue area with raised low wall retaining flower beds incorporated. Triple lamppost, fence perimeters with an access gate to the side leading to the side driveway and shed/garage area

OfCom Broadband

STANDARD - Highest available download speed - 5 Mbps. Highest available upload speed - 0.7 Mbps - Availability Good
SUPERFAST Highest available download speed - Highest available upload speed -

ULTRAFAST- Highest available download speed - Highest available upload speed -

OfCom Mobile

Ofcom Mobile Coverage
Results for 8 Sutton Square

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and Variable in-home
O2 Good outdoor
3 Good outdoor
Vodafone Good outdoor

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 83%
O2 67%
Three 85%
Voda 75%
Performance scores should be considered as a guide since there can be local variations.

Risk Of Flooding

Risk Of Flooding
Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low
Yearly Chance between 2036 - 2069 - Very Low

