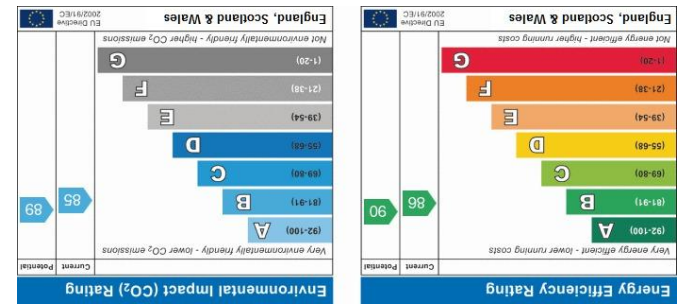


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Sutton Coldfield | 0121 355 8828



- Magnificent 5 bedroom Detached Property
- Prestigious Location in Central Sutton
- Wow factor Kitchen, Dining and Family Room
- 4 Bathrooms
- Double Garage
- Must be Viewed

Grace Church Way, Sutton Coldfield, B73 6DE

Offers In Region Of  
 £1,150,000



## Property Description

### \*DRAFT DETAILS AWAITING VENDOR APPROVAL\*

Occupying a superb position at the end of a private road in one of the most prestigious areas of Sutton Coldfield this magnificent detached property is conveniently situated for all amenities including Sutton Town Centre, Sutton Park, and Well reputed schools and for commuting by both rail and road. The property has numerous outstanding features including Impressive reception hall with tiled floor, guests w.c Spacious Lounge, Separate Dining/Play room, Wow factor open plan Kitchen, Sitting and Dining, the kitchen having integrated appliances and utility. On the first floor there are three good size bedrooms all with en-suite bathrooms or en-suite shower room and attractive galleried landing. On the second floor there are a further two good size bedrooms and family bathroom. The property also has the benefit of a detached double garage and driveway providing off road parking. The surrounding gardens maintain the maximum privacy. Interior viewing is absolutely essential to fully appreciate this fine example of a stunning family home.

**HALL** Tiled floor. Radiator. Down lights. Oak staircase. Under stairs cloaks cupboard.

**LOUNGE** 21' 8" x 15' 5" (6.6m x 4.7m) Double glazed leaded window to front. 2 radiators. Bifolding doors overlook patio area.

**DINING ROOM/PLAYROOM/SITTING** 10' 0" x 10' 1" (3.05m x 3.07m) Radiator. Double glazed leaded window to front.

**WOW FACTOR OPEN PLAN KITCHEN/SITTING/DINING** 18' 3" x 21' 3" (5.56m x 6.48m) Built in cupboards and drawers incorporating twin inset sinks, granite work tops and splash back and window sill, built in double oven, built in microwave, built in Siemens coffee machine, integrated dishwasher, American fridge, double glazed window to side and rear, tiled floor, down lights, radiator, wall cupboards with concealed lighting and pelmet lighting, breakfast bar/island incorporating built in cupboards, induction hob with extractor canopy over, bifolding doors to patio,

**UTILITY ROOM** Built in cupboards incorporating inset sink with matching granite tops, tiled floor, plumbing for an automatic washing machine, radiator, cupboard incorporating wall mounted central heating boiler, double glazed window to side.

**FIRST FLOOR LANDING** Radiator. Built in stores cupboard.

**BEDROOM ONE** 10' 11" min x 17' 4" max x 17' 8" (3.33m x 5.28m x 5.38m) Triple built in wardrobes, radiator. Double glazed window to side and two to rear.

**ENSUITE BATHROOM** Free standing Oval bath, double fully tiled shower cubicle, tiled floor, half pedestal wash hand basin, close coupled w,c, down lights. Double glazed leaded window to side.

**BEDROOM TWO** 14' 6" max x 11' 9" min x 13' 6" to wardrobes (4.42m x 3.58m

x 4.11m) Twin built in wardrobe. Radiator. Double glazed leaded window to front.

**ENSUITE BATHROOM** Panelled bath with shower over and screen, fully tiled double shower cubicle, twin half pedestal wash hand basins, close coupled w.c half tiled walls, down lights, tiled floor.

**BEDROOM THREE** 13' 9" x 10' 7" (4.19m x 3.23m) Radiator. Double glazed window to front.

**ENSUITE SHOWER ROOM** fully tiled double shower cubicle, pedestal wash hand basin, close coupled w.c half tiled walls, tiled floor, chrome radiator, down lights, double glazed leaded window to front.

**SECOND FLOOR LANDING** 2 radiators. 3 Velux windows.

**BEDROOM FOUR** 12' 9" x 13' 9" min (3.89m x 4.19m) built in wardrobe. Radiator. 2 Velux windows.

**BEDROOM FIVE** 16' 3" x 15' 9" max (4.95m x 4.8m) Velux window to front and two to rear. Radiator.

**BATHROOM** Panelled bath with shower over and screen, pedestal wash hand basin, close coupled w.c fully tiled shower cubicle. Tiled floor, down lights, chrome radiator.

**DOUBLE DETACHED GARAGE** 17' 2" x 17' 3" (5.23m x 5.26m) electrically operated door. Sensor lighting. Power and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** Wrap around garden with patio and surrounding fencing maintains maximum privacy. Access to front via gate.

**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.

