



9 Essex Road, Sutton Coldfield, West Midlands, B75 6NR

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 9 Essex Road, Sutton Coldfield, West Midlands, B75 6NR

# £450,000

Bill Tandy and Company are delighted in offering for sale this superbly extended detached family home located on the highly sought after residential area along Essex Road. A short distance away from the facilities including shops and restaurants found at Mere Green Island the property is superbly positioned and situated ideal for commuting with nearby train access and A38/M6 toll road links providing superb commuting to Birmingham. The property itself which has been extended would benefit from slight modernisation whilst offers generous sized accommodation. Offered with the benefit of no upward chain, the property comprising an entrance porch, reception hall, superb sized dining/sitting, additional lounge and kitchen. The first floor has three good sized double bedrooms, bathroom and separate W.C. Well cared for lawned fore garden with shaped lawns to both front and rear, block paved front driveway providing parking for numerous vehicles. An additional block paved rear patio providing ideal space for outdoor entertaining, with the benefit of an integral garage ideal for car or storage. Early viewing highly recommended. NO CHAIN



### PORCH

With a UPVC double glazed window and door to front elevation, tiled flooring and an internal glazed door opens to;

### RECEPTION HALL

With an obscured glazed front window, radiator, stairs to first floor with understairs storage cupboard, further double opening doors to cloak cupboard. Door opens through to;

### DINING/SITTING ROOM

5.8m x 4.16m (max) 3.23m (min) (19' 0" x 13' 8") This superb sized dining family room combines space enough required for a dining table and seating area and is complimented with a double glazed bow window to front, radiator and exposed fireplace comprising a exposed brick surround with mantle display shelving, flagstone hearth with an electric fire. Doors provide access to;

### LOUNGE

5.37m x 4.15m (max) 3.58m (min) (17' 7" x 13' 7") Complimented with double glazed windows and French doors providing access to the rear garden, radiator, whilst the feature and focal point of the room is its fireplace enjoying a marble hearth and inset, wooden surround with mantle above and an inset flame effect electric fire.

### KITCHEN

2.35m x 3.76m (7' 9" x 12' 4") With a double glazed rear window, obscured double glazed side door, radiator, modern kitchen units comprising base cupboards and drawers with round edge worktops above, tiling surround with wall mounted units with storage, inset stainless steel one and a half bowl sink, spaces ideal for cooker, dishwasher, washing machine, tumble dryer and fridge freezer.



### LANDING

Stairs from the reception hall provide access to the landing with a double glazed front window, useful access to the loft, whilst doors provide access to;

### BEDROOM ONE

2.7m x 4.3m (into wardrobe) (8' 10" x 14' 1") With a double glazed window to rear, radiator, useful built in wardrobes with sliding doors.

### BEDROOM TWO

2.7m x 3.6m (8' 10" x 11' 10") Double glazed rear window and radiator.

### BEDROOM THREE

2.92m x 3.27m (9' 7" x 10' 9") This generous sized third bedroom is complimented with a double glazed window to front and radiator.

### BATHROOM

2.02m x 2.4m (6' 8" x 7' 10") With obscured double glazed window to front and side, radiator, suite comprising a pedestal wash hand basin with tiling surround, bath with Bristan shower appliance over, and door provides access to airing cupboard with tank and shelving above.



## W.C

With double glazed window to side and low flush WC

## OUTSIDE

To the front is an L shaped block paved driveway to the garage, porch and two accesses with gates to either side of the property. Located from the drive is a shaped lawn fore garden complimented with flower bed border.

To the rear of the property is a sweeping block paved patio area, shaped lawn beyond with well stocked mature borders with shrubs and hard standing if required for a small shed. Whilst the garden benefits from having twin accesses either side of the property leading to the properties frontage.

## GARAGE

4.87m x 2.4m (16' 0" x 7' 10") Up and over door to front, Worcester boiler, light and power supply, side door if required to pathway.

## COUNCIL TAX BAND E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

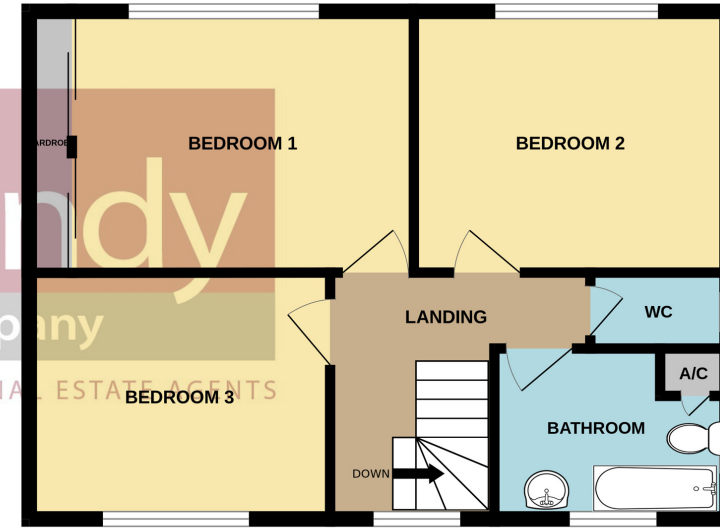
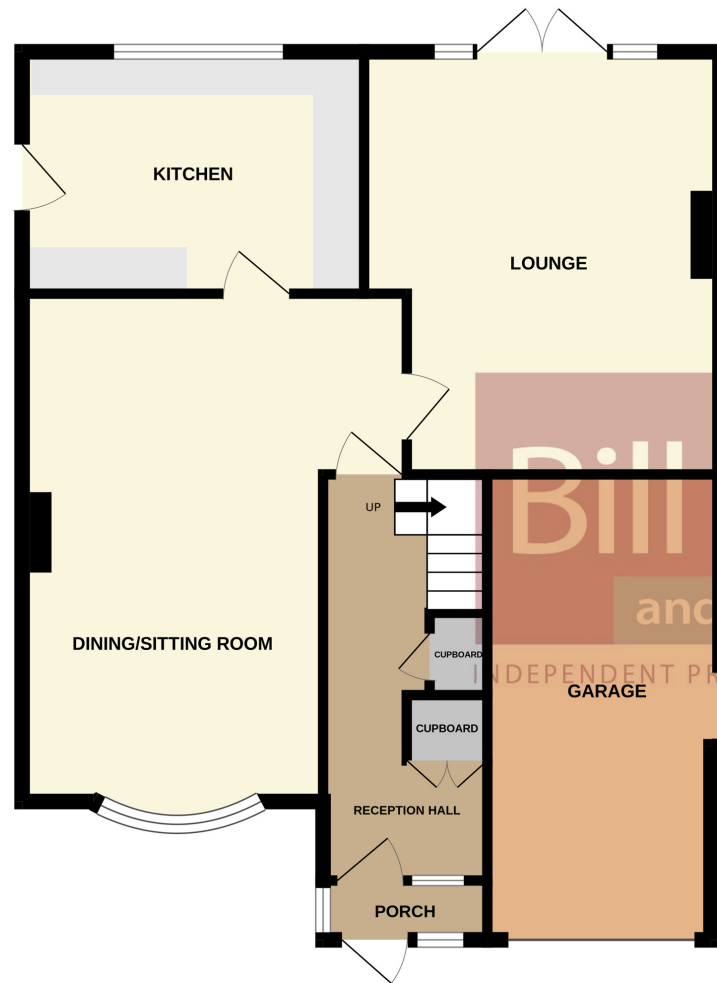
## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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