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169 Clarence Road, Sutton Coldfield, West Midlands, B74
4LB

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

169 Clarence Road, Sutton Coldfield, West Midlands, B74 4LB

£650,000

With its highly regarded setting and perfect for local schools, this superb detached family home will have a wide appeal within the current marketplace. Added to which there is a superb sized and beautifully landscaped rear garden which enjoys a south westerly aspect, this really is a perfect family home. The location is ideal for accessing local amenities within Mere Green, Sutton Coldfield and to the wider north Birmingham area with superb and convenient commuter links by both road and rail. To fully appreciate both the extent and quality of the accommodation on offer and the delightful garden, an early viewing would be strongly encouraged.



UPVC DOUBLE GLAZED ENTRANCE PORCH

approached via a UPVC double glazed entrance door and having parquet flooring and inner obscure UPVC double glazed door opening to:

RECEPTION HALL

having radiator, stairs leading off with useful cupboard space beneath, heating thermostat and door to:

SITTING ROOM

4.00m x 3.35m (13' 1" x 11' 0") having decorative brick fire surround, UPVC double glazed window to front, double radiator and coving.

FAMILY LOUNGE/DINING ROOM

5.41m x 3.35m (17' 9" x 11' 0") extended to the rear and having UPVC double glazed double patio door opening out to the rear garden, coving, double radiator, three wall light points and pebble effect electric fire fitment.

KITCHEN

2.86m x 2.25m (9' 5" x 7' 5") having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in recessed electric double oven and grill with four ring gas hob and concealed extractor hood over, integrated dishwasher and fridge with matching fascias, single drainer sink unit with mixer tap, co-ordinated tiled splashbacks, Karndean flooring, double radiator, UPVC double glazed window to rear and opening through to:

UTILITY ROOM

having a continuation of the Karndean flooring, further pre-formed work surface space with base storage cupboards and drawers, single drainer sink unit, wall mounted storage cupboard and concealed Worcester condensing gas central heating boiler, obscure UPVC double glazed door to rear garden, space and plumbing for washing machine and tumble dryer, door to garage and door to:



DOWNSTAIRS W.C.

having close coupled W.C.

FIRST FLOOR LANDING

approached via a staircase with spindle balustrade and having loft access hatch with pulldown ladder.

BEDROOM ONE

3.95m x 3.35m (13' 0" x 11' 0") having fitted furniture including a range of three double doored wardrobes, separate dressing table and overhead storage cupboards and matching bedside cabinets, UPVC double glazed window to front with pleasant open aspect, radiator and picture rail surround.

BEDROOM TWO

3.60m x 3.35m (11' 10" x 11' 0") having two double doored fitted wardrobes with overhead storage cupboards and bedside cabinets, separate dressing table and vanity unit with inset wash hand basin, radiator and UPVC double glazed window overlooking the rear garden.

BEDROOM THREE

3.48m x 2.32m (3.09m max) (11' 5" x 7' 7" 10'2" max) having double doored fitted wardrobe and matching chests of drawers, UPVC double glazed windows to front and rear and radiator.



BEDROOM FOUR

2.73m x 2.13m (8' 11" x 7' 0") having UPVC double glazed window to front, radiator and double doored fitted wardrobe.

FAMILY BATHROOM

having an attractive white suite comprising panelled bath with Mira electric shower fitment fitted over and shower screen, close coupled W.C. and vanity unit with wash hand basin and cupboard and drawer space beneath, radiator, coordinated tiled splashbacks, double doored built-in airing cupboard with linen shelving, obscure UPVC double glazed windows to rear and side, low energy downlighters and extractor fan.



OUTSIDE

The property is set back off the road with a generous block paved driveway providing parking for several cars, and a raised walled foregarden set to lawn with flower and herbaceous side border. To the rear of the property is a superb sized and beautifully landscaped garden with generous slabbed patio seating area with dwarf retaining wall leading to well stocked flower and herbaceous borders, charming garden pond and seating area with a continuation of the side pathway leading up to the generous lawns. The garden has fenced and hedged perimeters, an attractive garden summerhouse and storage shed and enjoys a pleasant south westerly aspect.

GARAGE

4.37m x 3.12m (14' 4" x 10' 3") approached via an up and over entrance door and having light and power points and door to utility room.

COUNCIL TAX

Band E.



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.

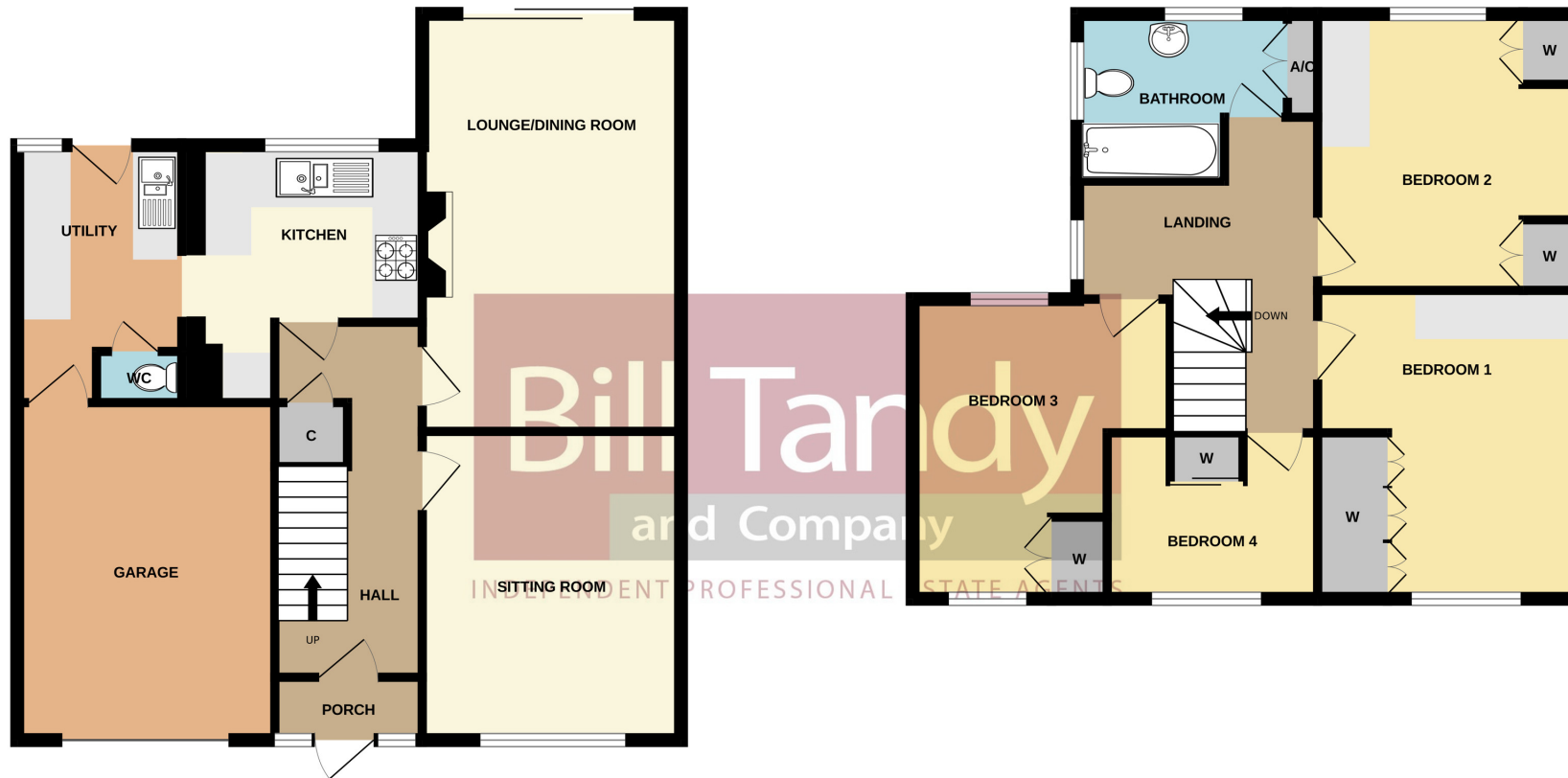
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 5 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BL on 0121 323 48 48 or fouroaks@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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