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2 Weeford Park Cottages, London Road, Canwell, Sutton
Coldfield, Staffordshire, B75 5ST

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

2 Weeford Park Cottages, London Road, Canwell, Sutton Coldfield, Staffordshire, B75 5ST

£825,000

This well presented five bedroom cottage is set in a semi rural location on the edge of the Canwell Estate within easy distance of Mere Green and road links to Sutton Coldfield Town Centre, Birmingham and the Cathedral City of Lichfield via the A38.

The property lies just of fthe A38 close to London Rad at canwell and is best approacehd via a small roadway leading off the London Road close to its junction with the A38.

This is a very unique setting and should be viewed to appreciate the truly deceptive accommodation and plot on offer.



ENTRANCE PORCH/LOBBY

approached via a wooden entrance door and having solid wood floors, ceiling light point, UPVC double glazed picture window to front and wooden glazed door to:

ENTRANCE HALLWAY

having solid wood floor, coving and ceiling light point. Doors lead off to:

MAIN LOUNGE

4.15m x 3.58m (13' 7" x 11' 9") having two UPVC double glazed windows, one to front and one to side, coving, ceiling light point and dado rail.

HOME OFFICE

3.65m x 3.60m (12' 0" x 11' 10") having solid wood flooring, UPVC double glazed window to front, coving, ceiling light point, dado rail and door to:

SNUG

5.45m x 3.64m (17' 11" x 11' 11") having double glazed window to front, three double glazed windows to side, solid wood flooring, ceiling light point and feature inglenook style fireplace.

INNER LOBBY

having easy tread staircase to first floor, built-in under stairs storage cupboard, solid wood flooring, coving, ceiling light point and door to downstairs shower room.

DOWNSTAIRS SHOWER ROOM

having tiled flooring, tiling to walls, coving, spotlights, frosted UPVC double glazed window to rear, low flush W.C., bidet, vanity unit with inset wash hand basin with mixer tap, corner built-in shower with multiple jets, spotlights, built-in fitted furniture providing plenty of storage for towels and toiletries and designer radiator.

BREAKFAST KITCHEN

7.18m x 5.60m (23' 7" x 18' 4") having dado rail, coving, three ceiling light points, range of country style wall and base units, inset Belfast sink, wooden work surfaces and tiled splashbacks, central island unit with inset sink, space for range type cooker in inglenook style fireplace and UPVC double glazed window to side. Door to utility room and double UPVC doors open to the dining room.

UTILITY ROOM

having spaces for washing machine, tumble dryer and chest freezer, and located of the central heating boiler (currently not working).



DINING ROOM

6.16m x 3.25m (20' 3" x 10' 8") having solid wood flooring, two radiators, sky lantern spotlights, UPVC double glazed French doors to side and door to opposite end of the dining room.

FIRST FLOOR LANDING

being approached via the staircase from the inner lobby and having UPVC double glazed window to rear, exposed beams, three ceiling light points, built-in storage cupboard, radiator and doors off to:

BEDROOM ONE

6.33m x 2.96m (20' 9" x 9' 9") having UPVC double glazed windows to front, rear and side, two radiators, laminate flooring, exposed beams and two ceiling light points.

BEDROOM TWO

3.94m x 3.30m (12' 11" x 10' 10") having solid wood flooring, UPVC double glazed windows to front and side, radiator, two wall light points, ceiling light point and dado rail.

BEDROOM THREE

3.67m x 2.68m (12' 0" x 8' 10") having UPVC double glazed window to front, radiator, laminate flooring and ceiling light point.

BEDROOM FOUR

2.98m x 2.65m (9' 9" x 8' 8") having radiator, ceiling light point, solid wood flooring and UPVC double glazed window to front.

BEDROOM FIVE

2.50m x 1.87m (8' 2" x 6' 2") having laminate flooring, frosted UPVC double glazed window to rear, ceiling light point and loft access point.



MAIN FAMILY BATHROOM

having low flush W.C., bidet, jacuzzi bath with telephonic shower tap attachment, pedestal wash hand basin, designer radiator, wood panelling, UPVC double glazed window to rear and ceiling light point.

ONE BEDROOM ANNEXE

OPEN PLAN LOUNGE AND BREAKFAST KITCHEN

4.62m x 4.23m (15' 2" x 13' 11") approached via a wooden entrance door from the side of the main property and having Velux window, spotlights and UPVC double glazed window to front. The Kitchen Area has a range of modern matching wall and base units, complementary work surfaces, electric oven, four ring hob with extractor above, stainless steel single bowl sink unit with mixer tap, tiled splashbacks, door to:

BEDROOM ANNEXE

approached from the lounge area and having UPVC double glazed window to front, solid wood flooring, pitched roof to give the intention of height, spotlights and exposed brickwork.

SHOWER ROOM

having a vanity unit with inset wash hand basin, low flush W.C., corner shower cubicle with multiple jets, frosted UPVC double glazed window to side, built-in mirror, chrome effect heated towel rail and built-in storage.



OUTSIDE

The property is approached via a gated access and there is a mono bloc driveway and stone driveway providing parking for multiple cars. The garden is mainly laid to lawn with trees, shrubs and borders and there is a one bedroom self contained cabin and bar/entertaining area.

OPEN PLAN BAR AREA

9.48m x 7.42m (31' 1" x 24' 4") with glazed sky lantern, space for open fire, seating area, granite work surfaces with built-in sink and storage beneath, built-in oven and four ring hob and WC off, chrome effect heated towel rail, vanity unit with wash hand basin, low flush W.C., tiling to half height, ceiling light point and dado rail.

SELF CONTAINED LOG CABIN

this can only be described as a tropical paradise having an outside pergola with seating area and inside the log cabin is a LIVING BREAKFAST KITCHEN 4.70m x 3.17m (15' 5" x 10' 5") having a range of modern wall and base units, single bowl acrylic sink, double glazed window to rear and double French doors, space for fridge, electric oven, electric hob with extractor above, tiled splashbacks, door to BEDROOM AREA 2.80m x 2.10m (9' 2" x 6' 11") having ceiling light point and door to SHOWER ROOM having electric shower, low flush W.C., low flush W.C., wash hand basin in vanity unit, chrome effect heated towel rail, extractor and ceiling spotlights.

DOUBLE GARAGE

having electric power and lighting. (NOT MEASURED)

COUNCIL TAX

Pending.



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

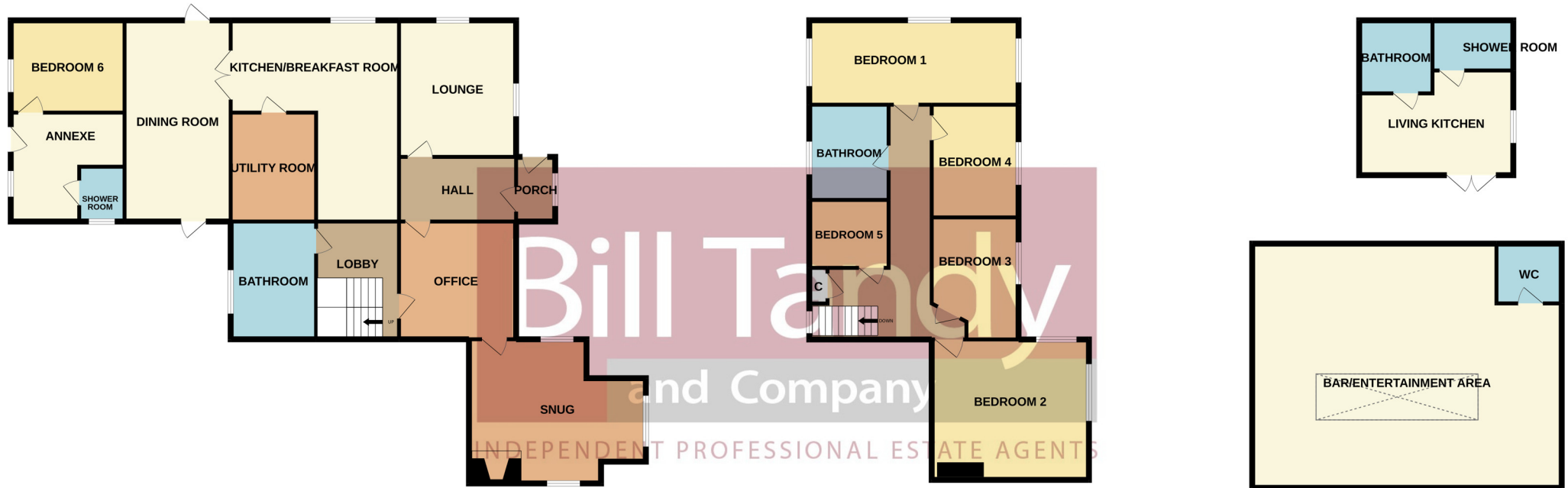
By arrangement with the Selling Agents, Bill Tandy and Company, 5 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BL on 0121 323 48 48 or fouroaks@billtandy.co.uk

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

CABIN



2 WEEFORD PARK COTTAGES, LONDON ROAD, CANWELL B75 5ST

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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