



DRAFT

2 Chavasse Road, Sutton Coldfield, West Midlands, B72

1NZ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

2 Chavasse Road, Sutton Coldfield, West Midlands, B72 1NZ

£380,000

Within this very convenient central location this extended semi detached family home offers a wonderful versatile accommodation layout. Extended to the ground floor the property has potential to create a self contained granny flat or annexe, perfect for an elderly relative or teenager. In all the five bedroom layout will fill most family's requirements which together with the pleasant garden and wide driveway make this an ideal family purchase. Sutton Coldfield town centre is within convenient walking distance and offers a broad choice of shopping and leisure facilities. Excellent commuter links by both road and rail make this a very convenient location, and an early viewing would be strongly recommended.



ENTRANCE PORCH

being UPVC double glazed with tiled floor, useful shoe store, downlighters and obscure glazed entrance door opening to:

RECEPTION HALL

having radiator with ornamental screen, laminate flooring, stairs leading off with useful cupboard space beneath and door to:

GUESTS CLOAKROOM

having close coupled W.C. and wash hand basin with tiled splashback.

FAMILY LOUNGE

5.94m x 3.71m max (3.34m min) (19' 6" x 12' 2" max 10'11" min) having central fireplace with raised hearth housing a free-standing cast-iron multi fuel burner and timber mantel, UPVC double glazed window to front, double and single radiators and laminate flooring.

'L' SHAPED FAMILY DINING KITCHEN

5.05m max x 5.01m max (2.43m min) (16' 7" max x 16' 5" max 8' min) the kitchen area has ample work surface space with base storage cupboards and drawers, wall mounted storage cupboards, built-in electric oven with five ring gas hob and extractor hood, one and a half bowl sink unit with mixer tap, space for washing machine, space for fridge/freezer, wall mounted concealed gas central heating boiler, ceramic floor tiling, double radiator, downlighters and UPVC double glazed window. The dining area has downlighters, T.V. aerial point and door to:

UTILITY ROOM

having work surface space, single drainer sink unit, wall mounted storage cupboards, radiator, tiled flooring, built-in cupboard and glazed door to:

SIDE HALLWAY

having laminate flooring, UPVC double glazed door to outside, radiator and door to:



NOTE

The versatile space below could easily be adapted for self contained annexe style living accommodation perfect for an elderly relative or teenage suite.

SITTING ROOM/BEDROOM FOUR

4.79m max (3.76m min) x 3.91m (15' 9" max 12'4" min x 12' 10") a versatile room having laminate flooring, double radiator, UPVC double glazed double French doors out to the rear garden, double glazed window to same and decorative fireplace.

BEDROOM FIVE

3.93m x 2.88m (12' 11" x 9' 5") having UPVC double glazed window to front, radiator and wood strip flooring.

BATHROOM

having a 'P' shaped panelled bath with curved shower screen and thermostatic shower fitment, close coupled W.C., pedestal wash hand basin, chrome heated towel rail/radiator, partial ceramic tiling, tiled flooring, obscure double glazed window to rear and low energy downlighters.

FIRST FLOOR LANDING

having spindle balustrade and loft access hatch with pulldown ladder to a partly converted loft space with boarded floor and skylight.



BEDROOM ONE

3.68m x 3.32m (12' 1" x 10' 11") having UPVC double glazed window to front and radiator.

BEDROOM TWO

3.68m x 2.48m (12' 1" x 8' 2") having UPVC double glazed window to rear and radiator.

BEDROOM THREE

2.43m x 2.11m (8' 0" x 6' 11") having UPVC double glazed window to front and radiator.

BATHROOM

having a panelled bath, close coupled W.C., vanity unit with wash hand basin and mixer tap, ceramic wall tiling, obscure UPVC double glazed window, chrome radiator and extractor fan.

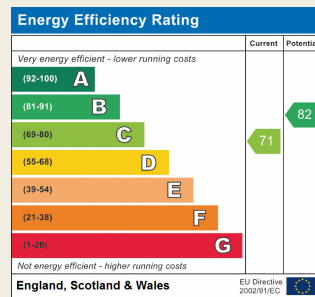
OUTSIDE

The property is set back off the road with a wide gravelled driveway providing ample parking for several cars with side access leading to the rear. To the rear of the property is a mature private garden with patio seating area, brick built barbecue, fenced perimeters, hardstanding for shed and external lighting.



COUNCIL TAX

Band C.



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.



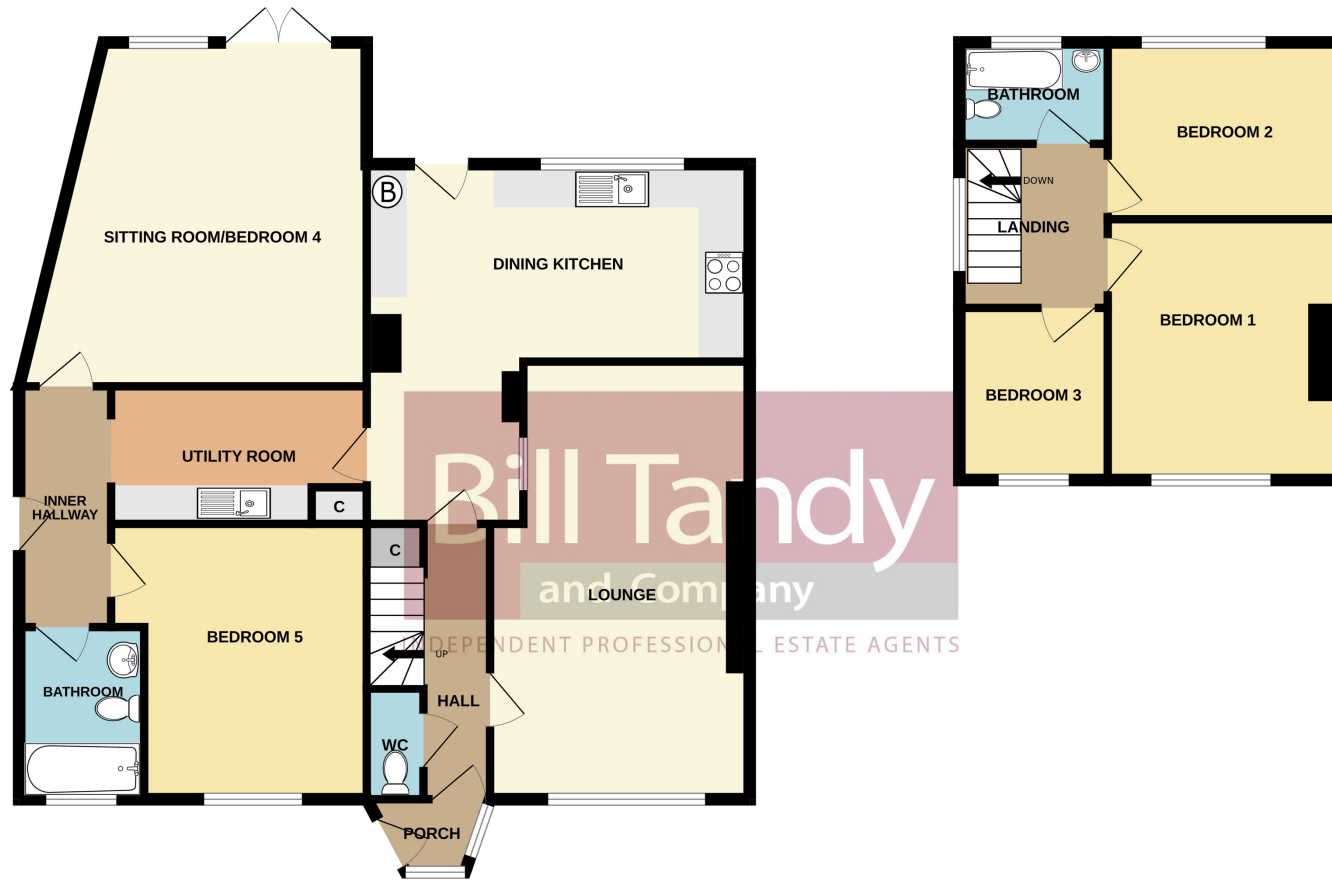
VIEWING

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



2 CHAVASSE ROAD, SUTTON COLDFIELD B72 1NZ

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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