



24 Ashdene Close, Sutton Coldfield, West Midlands, B73  
6HL

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



## 24 Ashdene Close, Sutton Coldfield, West Midlands, B73 6HL

# £630,000

Set in this highly regarded cul de sac and perfect for accessing both Sutton Coldfield town centre and the nearby Sutton Park, and within walking distance of local schools including Sutton Coldfield Grammar school for girls 0.4 of a mile, Bishop Vesey's Grammar school 1.2 miles and Plantsbook school 1 mile, this generously proportioned and extended detached family home offers an excellent accommodation layout. With four double bedrooms, three with the benefit of being en suite, together with three reception rooms on the ground floor, the property is a truly ideal family home. Added to the spacious accommodation is the delightful private garden to the rear full of established shrubs and trees. A particular feature of the property is its superb sized family dining kitchen with bi-fold doors opening out to the rear garden. To fully appreciate the extent of the accommodation on offer an early viewing would be strongly encouraged.



### ENCLOSED ENTRANCE PORCH

approached via a UPVC double glazed entrance door and having wall lantern and inner entrance door with obscure glazed side screen opening to:

### RECEPTION HALL

having wood laminate flooring, double radiator, coving and stairs leading off with useful under stairs storage cupboard.

### GUESTS CLOAKROOM

having close coupled W.C., vanity unit with wash hand basin with mixer tap, tiled splashback and cupboard beneath, UPVC obscure double glazed window, radiator and tiled flooring.

### FAMILY LOUNGE

5.60m into bay x 4.00m (18' 4" into bay x 13' 1") having UPVC double glazed bay window to front, double and single radiators, central fireplace with inset living flame coal effect gas fire, coved cornice and glazed double doors opening through to:

### DINING ROOM

4.87m x 3.30m (16' 0" x 10' 10") having a wood strip flooring, decorative fireplace, double radiator, coved cornice and double French doors opening out to the rear garden.

### EXTENDED FAMILY BREAKFAST KITCHEN

5.50m x 4.90m (18' 1" x 16' 1") having generous granite work tops with base high gloss doored storage cupboards and drawers, matching wall mounted storage cupboards, central island unit with sink with flexible swan neck mixer tap, space for American style fridge/freezer flanked by useful storage cupboards, built-in electric oven with five ring gas hob and extractor with granite splashback, integrated Bosch combination microwave oven, wall mounted storage cupboards including glazed cabinets with under-cabinet lighting, ceramic floor tiling, low energy downlighters, integrated dishwasher with matching fascia and five bay bi-fold doors opening out to the rear garden.

### UTILITY ROOM

2.60m x 2.00m (8' 6" x 6' 7") having further work surface space with base storage cupboards, wall mounted storage cupboards, one and a half bowl stainless steel sink unit, space and plumbing for washing machine, ceramic floor tiling, obscure UPVC double glazed window and door to outside and further door to:



### GYM/HOME OFFICE

4.50m x 2.33m (14' 9" x 7' 8") converted from the former garage this versatile space would make an ideal gym or study and has wood strip flooring, UPVC double glazed window to front, radiator and built-in cupboard housing the Worcester gas central heating boiler with Hive thermostat control and additional useful storage cupboard.

### FIRST FLOOR LANDING

having loft access hatch and built-in airing cupboard housing the pre-lagged hot water cylinder and linen shelving. Doors lead off to:

### MASTER BEDROOM

4.00m x 3.80m (13' 1" x 12' 6") having two double fitted wardrobes with side dressing table and matching bedside cabinets, coving, UPVC double glazed window to front, radiator and door to:

### MASTER EN SUITE SHOWER ROOM

having a fully tiled shower cubicle with glazed screen and thermostatic shower fitment with hose and drencher shower, close coupled W.C., vanity unit with wash hand basin with mixer tap and cupboard space below, partial tiling and UPVC obscure double glazed window.

### BEDROOM TWO

3.72m x 3.50m (12' 2" x 11' 6") having two double built-in wardrobes with matching bedside cabinets, UPVC double glazed window to front, radiator, coving and useful deep store cupboard.

### BEDROOM THREE

5.17m x 2.82m (17' 0" x 9' 3") having UPVC double glazed window to rear, double built-in wardrobe, coving, radiator and door to:



### BEDROOM THREE EN SUITE

having quadrant fully tiled corner shower cubicle with Mira shower fitment, vanity wash hand basin with mixer tap, close coupled W.C., tiled flooring, obscure UPVC double glazed and chrome heated towel rail/radiator.

### BEDROOM FOUR

4.85m x 2.54m (15' 11" x 8' 4") well fitted with a work station area with very useful storage shelving, cupboards and drawers, further built-in store cupboard, UPVC double glazed window to rear, radiator and door to:

### BEDROOM FOUR EN SUITE

having corner quadrant shower cubicle with Mira shower fitment, close coupled W.C., vanity wash hand basin with mixer tap, chrome heated towel rail/radiator, UPVC obscure double glazed window, downlighters, extractor fan and tiled flooring.

### FAMILY BATHROOM

being fully tiled and having a panelled bath with mixer tap and thermostatic shower fitment with glazed screen, vanity unit with inset wash hand basin with mixer tap and cupboard space beneath, close coupled W.C., ceramic floor tiling, chrome heated towel rail/radiator, low energy downlighters, extractor fan, sun tube bringing in lots of natural light and inset wall mirror.



### OUTSIDE

The property is set well back off the road with a block paved driveway providing parking for several cars flanked by a lawned foregarden, and there is a side gated access. To the rear of the property is an established garden with excellent privacy having block paved patio seating area and dwarf wall, shaped lawn, mature side borders with established trees and shrubs, external cold water tap and security lighting.

### COUNCIL TAX

Band F.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

### ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	73	79
	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

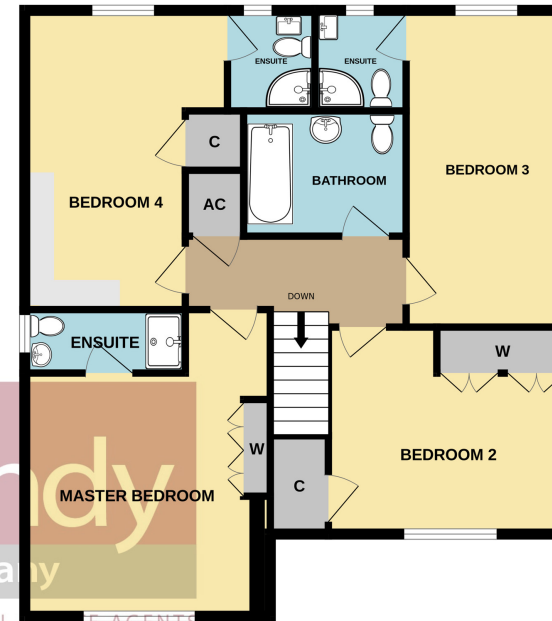
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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



24 ASHDENE CLOSE, SUTTON COLDFIELD B73 6HL

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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