



GROUND FLOOR

1ST FLOOR



12 BODICOTE GROVE, SUTTON COLDFIELD B75 5TG

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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**12 Bodicote Grove, Sutton  
Coldfield, West Midlands, B75 5TG**

**£585,000 Freehold**

Bill Tandy and Company are delighted in offering for sale this superbly updated and extended detached family home located on Bodicote Grove, which is accessed from Weeford Road. The property itself, which we strongly recommend is viewed internally to be fully appreciated, has been improved by the present owner with additional extensions providing generous sized accommodation. The property comprises reception hall, guests cloakroom, lounge with bay window, superbly updated family dining kitchen, conservatory, utility room, four first floor bedrooms, one having a re-fitted en suite shower room, and family bathroom. Externally there is ample parking to the front leading to the store and a superbly presented rear garden.



**CANOPY PORCH**

with UPVC double glazed entrance door opening to:

**RECEPTION HALL**

having Karndean flooring, stairs to first floor with under stairs storage cupboard, spotlighting, radiator and doors to:

**GUESTS CLOAKROOM**

having vanity unit with inset wash hand basin, low flush W.C., radiator and window to front.

**LOUNGE**

4.11m x 3.99m into bay (13' 6" x 13' 1" into bay) having double glazed walk-in bay window to front, double glazed window to side, radiator, laminate flooring and feature fireplace with black marble hearth and inset, surround with mantel above and gas fire.

**FAMILY DINING KITCHEN**

8.91m x 2.76m (29' 3" x 9' 1") having obscure double glazed windows to side, radiator, ceiling spotlighting, Karndean flooring, a range of high gloss units comprising base cupboards and drawers surmounted by black quartz work tops, inset stainless steel one and a half bowl sink, designer radiators, integrated appliances include fridge, freezer, dishwasher and wine cooler, Hotpoint double oven and grill with microwave, Hotpoint four ring electric hob with extractor fan above and doors open to:

**UTILITY ROOM**

1.97m x 1.36m (6' 6" x 4' 6") having double glazed door to side, Vaillant boiler, round edge work top with space below for washing machine and tumble dryer, inset stainless steel sink with tiled splashback surround and Karndean flooring.

**DOUBLE GLAZED CONSERVATORY**

4.12m x 3.64m (13' 6" x 11' 11") having French doors to rear and two radiators.



**FIRST FLOOR LANDING**

having loft access, airing cupboard housing tank with shelf above and doors open to:

**BEDROOM ONE**

4.13m into wardrobe x 3.53m (13' 7" into wardrobe x 11' 7") having double glazed window to front, radiator and twin built-in wardrobes. Door to:

**RE-FITTED EN SUITE SHOWER ROOM**

1.90m max x 1.35m (6' 3" max x 4' 5") having obscure double glazed window to side, tiled flooring, chrome towel rail, contemporary suite comprising vanity unit with inset wash hand basin, low flush W.C. and walk-in shower with tiled surround and twin headed shower over, full ceiling height tiled splashback surrounds, spotlight and tiled flooring.

**BEDROOM TWO**

4.63m max (3.24m min) x 2.76m (15' 2" max 10'8" min x 9' 1") having double glazed window to rear, radiator and ceiling spotlighting.



**BEDROOM THREE**

3.23m max (2.83m min) x 2.90m (10' 7" max 9'3" min x 9' 6") having double glazed window to rear, radiator and built-in double wardrobe.

**BEDROOM FOUR**

4.64m x 1.90m (15' 3" x 6' 3") having double glazed window to front, radiator and ceiling spotlighting.

**BATHROOM**

2.45m x 1.80m (8' 0" x 5' 11") having obscure double glazed window to rear, towel rail, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and jet stream whirlpool twin ended bath with power shower appliance over and bi-fold shower screen, tiled flooring and ceiling spotlighting.

**OUTSIDE**

To the front of the property is a block paved driveway providing ample parking for around 3 cars to the front; leading to the store. To the rear of the property is a paved patio area with shaped lawn beyond and a useful side fenced area ideal for a dog and water feature.



**STORE**

Forming part of the original garage this is an ideal store having up and over door to front.

**COUNCIL TAX**

Band F.

**SUPPLIER INFORMATION**

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



**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.

