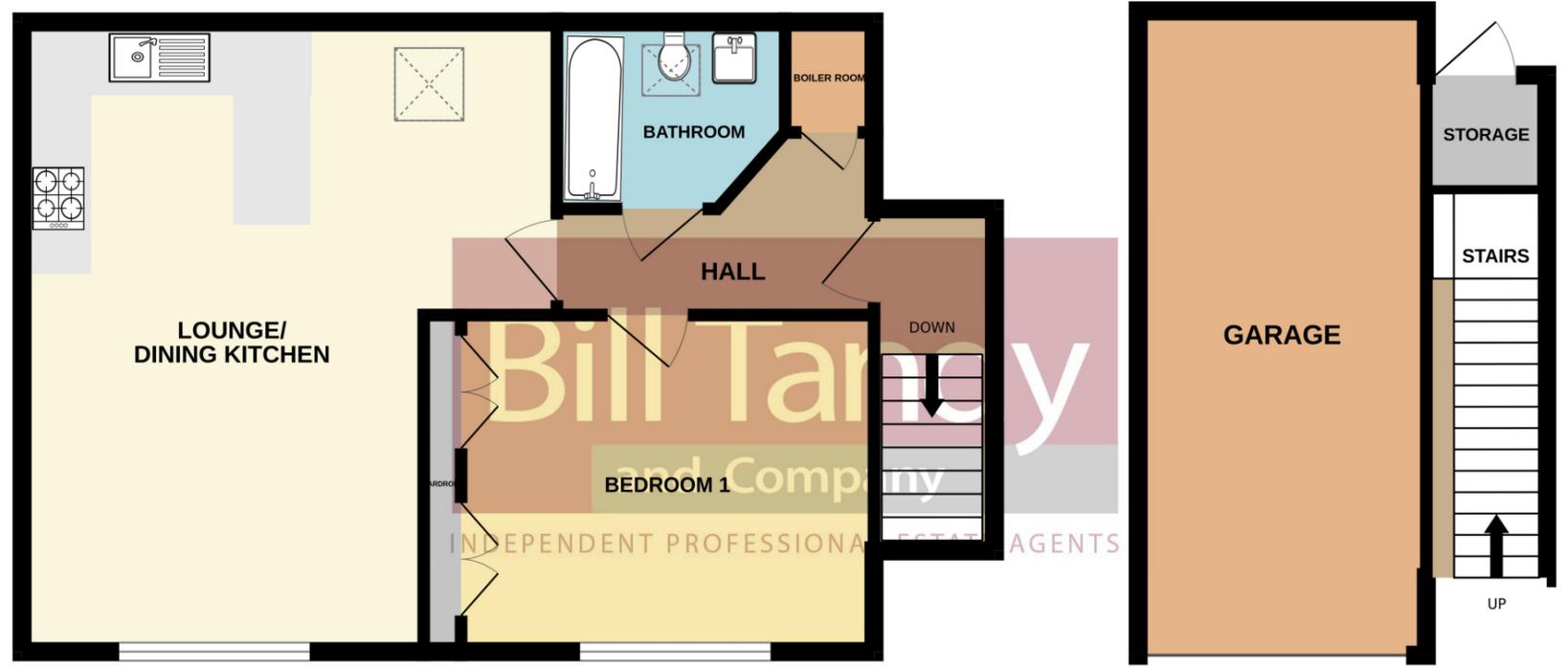


**DRAFT**

1ST FLOOR

GROUND FLOOR



6 COMBINE CLOSE, SUTTON COLDFIELD, B75 5TP

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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## 6 Combine Close, Sutton Coldfield, West Midlands, B75 5TP

### £210,000 Freehold

Bill Tandy and Company are delighted to offer for sale this modern detached coach house located on the small cul de sac of Combine Close and superbly located on the highly sought after development of Harvest Fields and would be an ideal investment or first time purchaser. The property is ideally located for the commuter with nearby access to the A5, A38 and M6 toll roads whilst a range of amenities can be found nearby in the town of Sutton Coldfield, or Lichfield cathedral city centre. There is access to nearby train lines for journeys to Birmingham New Street or London Euston. This detached coach house has an external staircase leading to the first floor entrance hall, superb open plan lounge/dining kitchen, generous double bedroom with fitted wardrobes and bathroom. There is an allocated parking space to the front leading to the garage and to the rear is a small courtyard style garden with useful external store.



#### FIRST FLOOR RECEPTION HALL

approached via an external staircase leading to the double glazed private entrance door and having radiator, store cupboard housing boiler and further doors open to:

#### LOUNGE/DINING KITCHEN

5.97m x 4.65m max (3.69m min) (19' 7" x 15' 3" max) this superb and generously sized main reception room provides an open plan feel having double glazed window to front, three radiators, skylight window to rear, three ceiling light points and spotlighting to kitchen area. The kitchen has a range of modern base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards, inset stainless steel sink with drainer, inset oven with four ring gas hob and extractor fan above, integrated appliances include fridge, freezer and washing machine and space ideal for slimline dishwasher.

#### BEDROOM ONE

3.35m plus wardrobes x 3.07m (11' 0" plus wardrobes x 10' 1") having double glazed window to front, radiator and two built-in double wardrobes.

#### BATHROOM

having skylight window to rear, tiled flooring, radiator and modern suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and 'P' shaped bath with twin headed shower appliance over, tiled surround and ceiling spotlighting.

#### OUTSIDE

There is an allocated tarmac parking space to the front leading to the property's garage. The external staircase has an understairs store cupboard, and there is a side gated access which leads to a small courtyard garden with paved and gravelled inserts and fenced surround.



#### GARAGE

6.16m x 2.56m (20' 3" x 8' 5") approached via an electrically operated up and over entrance door and having light and power supply.

#### COUNCIL TAX

Band C.

#### FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - EON Energy. Telephone and Broadband – BT. 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. We understand from the vendor that the two garages belonging to neighbouring properties are Leasehold. 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.