



12 Valley Road, Sutton Coldfield, West Midlands, B74 2JE

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£340,000

Enjoying a delightful setting in this highly regarded residential location of Streetly and perfect for accessing local schools including Linden's primary, St Anne's catholic and Streetly academy, this impressive family home is well worthy of an internal inspection. With a high standard of presentation throughout, the accommodation is well planned for the family buyer with an impressive through lounge leading to a modern conservatory, together with a good sized breakfast kitchen and utility on the ground floor. The first floor boasts three comfortably sized bedrooms and a family shower room. Outside the garden has been particularly well designed with attractive landscaping taking full advantage of its generous plot with lawns, patio and well stocked borders. Ideal for either a family buyer or potentially a first time buyer, an early viewing of this very desirable family home is strongly recommended.



ENCLOSED PORCH

approached via a leaded UPVC double glazed sliding entrance door and side screen and having tiled flooring, useful coats store cupboard and obscure UPVC double glazed door opening to:

RECEPTION HALL

having radiator with ornamental screen, feature laminate flooring, staircase to first floor with spindle balustrade and useful store cupboard.

SPACIOUS THROUGH LOUNGE AND DINING ROOM

7.06m x 3.35m max (2.86m min) (23' 2" x 11' 0" max 9'5" min) having a an attractive central marble fire surround with inset electric fire fitment, leaded UPVC double glazed bow window to front, two radiators, coving, wall light points and UPVC double glazed double French doors opening to:

CONSERVATORY

2.83m x 2.78m (9' 3" x 9' 1") being UPVC double glazed on a brick base and having laminate flooring, fan/light unit and door to rear garden.

KITCHEN

3.03m x 2.97m (9' 11" x 9' 9") having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl enamel sink unit with mixer tap, space and plumbing for dishwasher, wall mounted Potterton gas central heating boiler, space for gas or electric cooker, space for larder fridge/freezer, built-in shelved pantry store cupboard with power point, central heating timer control, radiator, UPVC double glazed door out to the rear garden and partial ceramic tiled splashback.



FIRST FLOOR LANDING

having radiator, obscure UPVC double glazed window, dado rail surround and loft hatch with pulldown ladder.

BEDROOM ONE

3.62m x 3.37m (11' 11" x 11' 1") having UPVC double glazed window to rear, radiator and dado rail surround.

BEDROOM TWO

3.47m x 3.13m (11' 5" x 10' 3") having leaded UPVC double glazed window to front and radiator.

BEDROOM THREE

2.78m x 2.29m (9' 1" x 7' 6") having leaded UPVC double glazed window to front and radiator.

SHOWER ROOM

having a corner quadrant shower cubicle with electric shower fitment, vanity unit with wash hand basin and cupboard space beneath, close coupled W.C., partial ceramic tiling and wall panelling, obscure UPVC double glazed window to rear and double radiator.



OUTSIDE

The property is set back from the road with a generous block paved driveway providing parking for several cars and a lawned foregarden with attractive herbaceous border and side gated entrance leading to the rear garden. To the rear is a landscaped garden with flagstone patio area with glass and steel balustrade and a pergola leading down to the lawn with kerbing stone chipped pathway, further patio area, raised walled borders, fenced perimeters, external cold water tap and useful garden store/potting shed.

UTILITY ROOM

2.20m x 2.12m (7' 3" x 6' 11") converted from the former garage having UPVC double glazed door and window to rear garden, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, useful shelving, light and power and door to:

STORE ROOM

2.93m x 2.12m (9' 7" x 6' 11") approached via an up and over entrance door and having fluorescent light and power.



COUNCIL TAX

Band C.

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

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



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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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