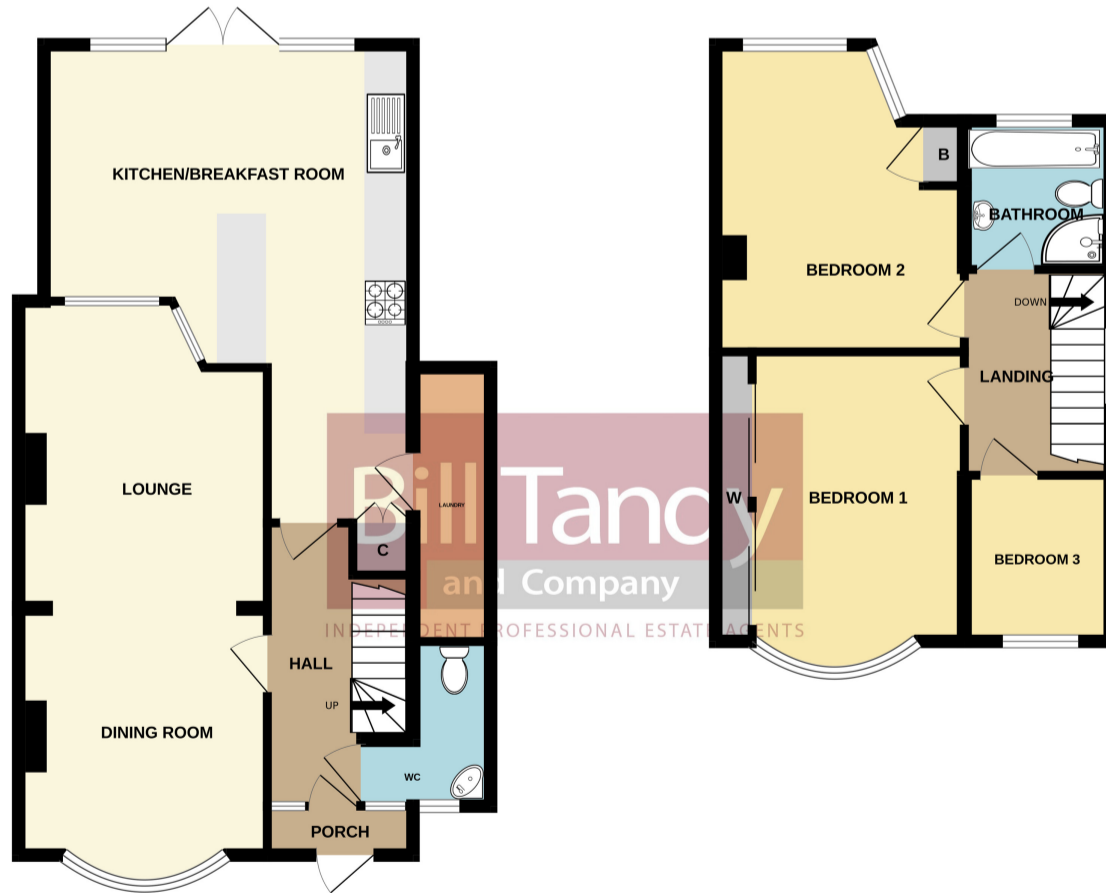




GROUND FLOOR

1ST FLOOR



16 ROYLESDEN CRESCENT, SUTTON COLDFIELD, B73 6RA

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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**16 Roylesden Crescent, Sutton
Coldfield, West Midlands, B73 6RA**

£350,000 Freehold

This stylish traditional semi detached family home enjoys a most convenient location perfect for accessing local amenities in the area. The property has been cleverly extended to create a very comfortable family accommodation layout. The extended breakfast kitchen is especially stylish and well fitted with integral appliances throughout. Perfect for accessing Sutton Coldfield and Birmingham, the location is within minutes of the New Oscott Princess Alice shopping centre and a short distance from Sutton Park. To fully appreciate the extent and quality of the accommodation on offer an early viewing is strongly recommended.



ENTRANCE PORCH

With UPVC entrance door neat cupboards and obscured glazed door opening to;

RECEPTION HALL

With tiled flooring, stairs leading off, double radiator, coving to ceiling and door leading to;

FITTED GUEST CLOAKROOM

With close coupled WC, corner wash hand basin with tiled splash back, obscured UPVC double glazed window to front, tiled floor.

THROUGH LOUNGE DINING ROOM

DINING AREA 3.3m x 3.28m (10' 10" x 10' 9") With leaded UPVC double glazed walk in bay window to front with radiator and coving. A wide archway opening through to; LIVING ROOM 4.07m x 3.3m (13' 4" x 10' 10") With UPVC double glazed bay window to rear, radiator and central natural wooden fire surround with tiled hearth and backing and inset living flame coal effect gas fire. Coving to ceiling.

EXTENDED FAMILY DINING KITCHEN

4.9m x 6.3m (max) (16' 1" x 20' 8") 3.4m (min) With ample granite worktops with base storage high gloss cupboards and drawers with matching wall mounted storage cupboards. Inset one and a half bowl sink unit with mixer tap, built in double oven with five ring gas hob, splashback and extractor fan, ceramic floor tiling and double glazed double French doors out to the rear garden. Three Velux sky lights flood the room with natural light with additional downlighters, double radiator, integrated fridge and dishwasher each with matching facias, understairs double door storage cupboard and door to useful side store area which has its plumbing for both washing machine and space for tumble dryer with fluorescent light and power points.



FIRST FLOOR

An easy tread staircase with spindle balustrade rises to a landing with obscured double glazed window to side, loft access hatch with pull down ladder.

BEDROOM ONE

4.4m (max into bay) x 3.3m (14' 5" x 10' 10") With sliding doored fitted wardrobes providing shelving and hanging space, radiator and coving.

BEDROOM TWO

4.3m x 3.3m (14' 1" x 10' 10") With leaded UPVC double glazed window to the rear, coving to ceiling, radiator and cupboard housing the Baxi combination gas central heating boiler.

BEDROOM THREE

2.2m x 1.96m (7' 3" x 6' 5") With UPVC double glazed feature triangular window to front, double radiator and coving.



FAMILY BATHROOM

Having a contemporary suite with a free standing bath with mixer tap and shower attachments separate quadrant corner shower cubicle with thermostatic shower fitment, close coupled WC and pedestal wash hand basin, ceramic wall tiling, central heated towel rail and radiator, ceramic floor tiling. low energy downlighters and extractor fan. Wall mirror and obscured UPVC double glazed window to rear.

OUTSIDE

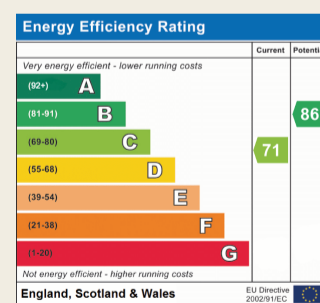
The property is set back off the road with a block paved driveway providing parking for several cars. To the rear of the property is a very generous private rear garden with patio seating area and useful garden storage shed garden is divided into two distinct areas with well tended lawns with mature shrubs and trees and conifer and laurel screening.

The lower part of the garden has a further patio area and additional storage shed and is set principally to lawn with fence perimeters and neatly tended conifer hedging. There are external power points and a cold water garden tap with sink area.



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, 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.