



11 Sherifoot Lane, Sutton Coldfield, West Midlands, B75

5DR

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

## 11 Sherifoot Lane, Sutton Coldfield, West Midlands, B75 5DR

# £775,000

Occupying a generous plot in this most desirable residential location, this particularly spacious and particularly deceptive family detached dormer-style family home offers an array of versatile and well-planned accommodation. A perfect setting for access to the outstanding local facilities of Mere Green, within easy walking distance, the property is also well-placed for local schools for all ages. Beyond the unassuming facade, the property boasts four double bedrooms with ensuite and two family bathrooms. There is also a large family living room, a separate dining room and a well-fitted breakfast kitchen. Outside the gardens to both front and rear are a good size and the in and out driveway provides excellent parking and access to the double garage. An early viewing would be recommended.



### RECESSED PORCH

Having a multi-locking PVC entrance door with double-glazed insets open to;

### WELCOMING RECEPTION HALL

Oak block parquet flooring, cornice and dado rail, double radiator, .

### IMPOSING SPACIOUS LOUNGE

5.76m x 4.67m (18' 11" x 15' 4") Wide PVC double-glazed windows with central double-glazed double French doors to garden, two further PVC double-glazed windows to side, traditional feature wooden fire surround with hearth and timber mantle, double radiator, oak block parquet flooring, genuine oak beams to ceiling and picture rail.

### FITTED BREAKFAST KITCHEN

4.32m x 4.11m (14' 2" x 13' 6") with a useful central island unit having granite work surfaces with inset one-and-a-half bowl sink unit together with integrated dishwasher, Range style dual-fuel cooker with a gas hob and extractor canopy over, a further range of fitted units to both wall and base level including drawers, recess for American style fridge/freezer, double radiator. Space for table, pantry/cupboard, ceramic wood effect tiles, metro style splashback. Double glazed bi-fold doors to rear,

### DINING ROOM

5.0m x 4.77m (max) (16' 5" x 15' 8") (2.62m x 2.48 min) Two PVC double glazed windows to rear together with double glazed door to garden, two radiators, marble fire surround with hearth and mantle with central electric pebble style fire, cornice, door to garage.

### BEDROOM THREE

4.24m x 3.63m (13' 11" x 11' 11") a versatile ground floor room with PVC double-glazed bow window to front, double radiator, coving.



### BEDROOM FOUR

3.66m x 3.20m (12' 0" x 10' 6") PVC double glazed bow window to front with further double glazed window to side, radiator and coving.

### GROUND FLOOR BATHROOM

Matching white suite comprising spa-type bath, vanity unit with wash hand basin with base unit beneath, WC suite, separate corner shower cubicle with glazed screens, period style radiator/heated towel rail, complimentary comprehensive tiling to walls and floor, three wall light points.

### FIRST FLOOR LANDING

giving access to:

### BEDROOM ONE

6.71m x 3.86m (22' 0" x 12' 8") a large dormer room with PVC double glazed dormer style windows to front and rear, radiator, two wide double built-in wardrobes, two double base eaves storage cupboards.



### EN SUITE SHOWER ROOM

PVC double-glazed obscure dormer-style window to front, matching white suite comprising enclosed shower cubicle with thermostatic shower and glazed splash screen, pedestal wash hand basin with tiled splash backs, close coupled WC, tiling to floor.

### BEDROOM TWO

3.98m x 3.89m (13' 1" x 12' 9") PVC double glazed window to rear, radiator, two double built-in eaves storage cupboards.

### FIRST FLOOR BATHROOM

Two double glazed Velux windows, matching white suite comprising large corner bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled wc, tiling to splash back areas and floor.

### DOUBLE GARAGE

5.26m x 4.81m (17' 3" x 15' 9") Electric remote controlled garage door, wall and base units, Baxi condensing gas central heating boiler, plumbing for washing machine, space for dryer and fridge/freezer.



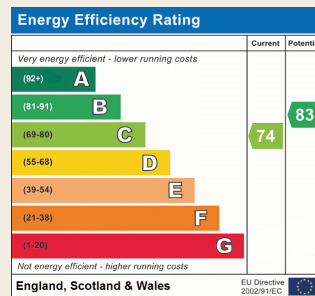
### OUTSIDE

Wide paved patio area to a lawned rear garden flanked by borders having a variety of mature shrubs and bushes, timber fencing, outside tap together with large shed to side with PVC double glazed windows.

### COUNCIL TAX

Band F.

### CARPETS, WHERE FITTED, ARE INCLUDED IN THE SALE



### 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.



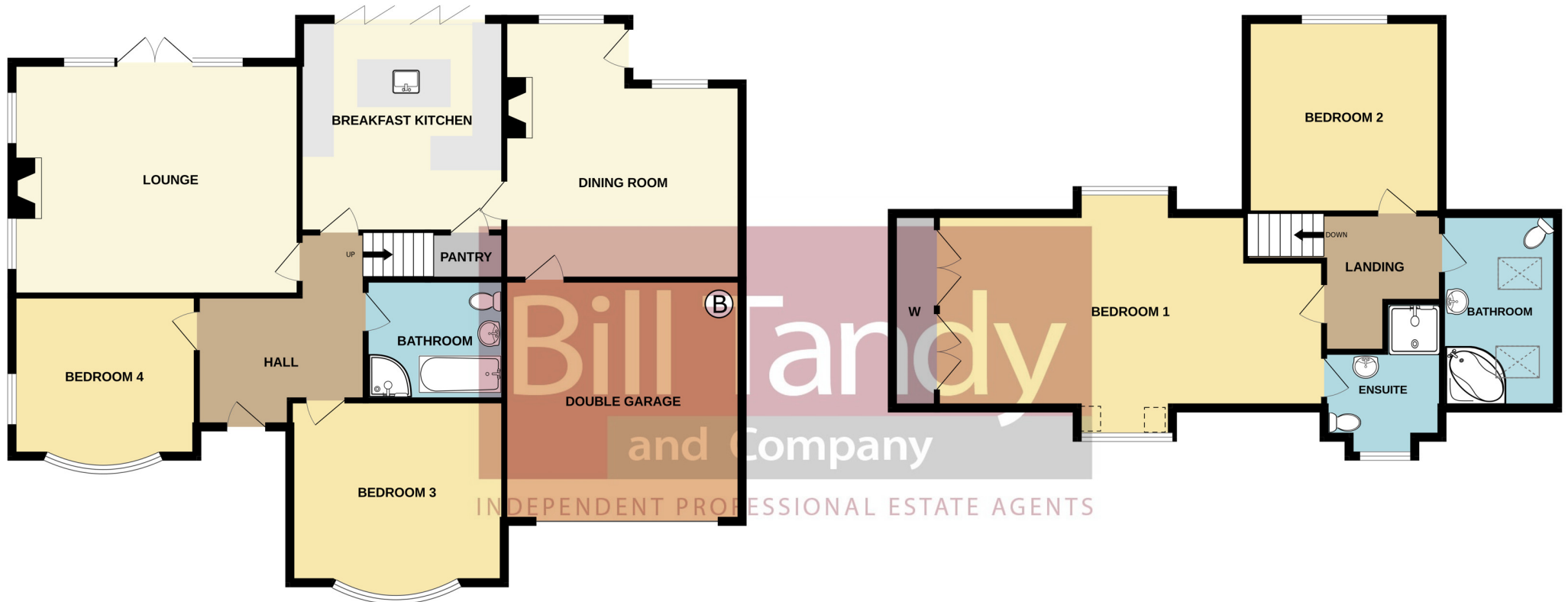
### VIEWING

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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