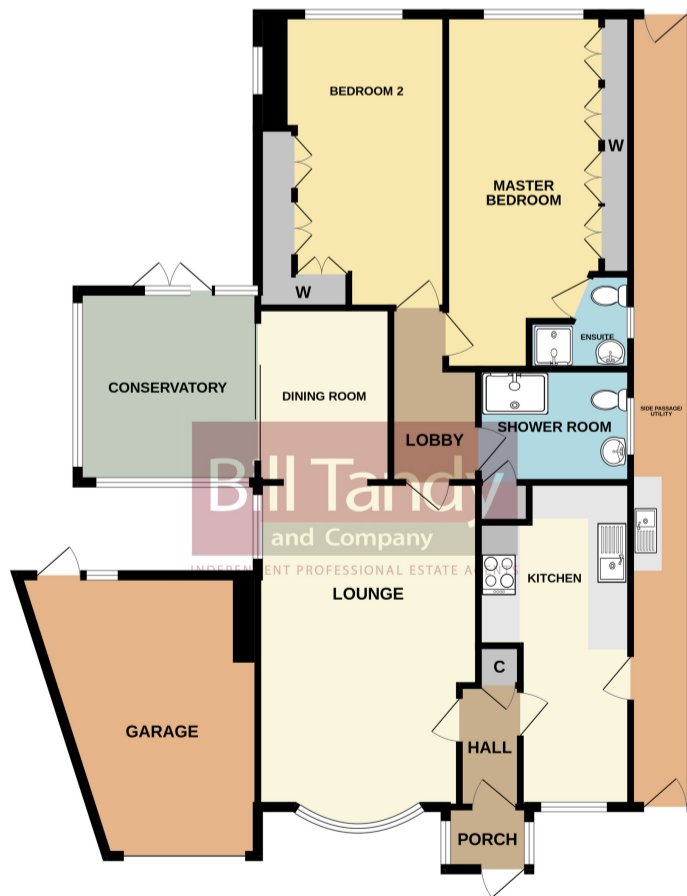




GROUND FLOOR  
1478 sq.ft. (137.3 sq.m.) approx.



10 HAREWELL DRIVE, SUTTON COLDFIELD B75 6RU

TOTAL FLOOR AREA: 1478 sq.ft. (137.3 sq.m.) approx.

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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## 10 Harewell Drive, Sutton Coldfield, West Midlands, B75 6RU

### £460,000 Freehold

A superbly located detached bungalow enjoying a pleasant cul de sac setting within this established residential area of Sutton Coldfield. The bungalow is impeccably maintained throughout and has been extended to the rear providing two large double bedrooms, with the added benefit of an en suite off the master bedroom. The generous lounge and dining area gives way to a superb conservatory perfect for enjoying lovely views over the sunny rear garden. Indeed the plot is particularly generous with a wide block paved frontage providing excellent parking and a garage which tapers wider to the rear providing additional good storage. The cul de sac location is particularly peaceful and is perfect for taking advantage of all that nearby Mere Green has to offer. The property is available with vacant possession, and whilst subject to the probate process, there is the advantage of no upward chain. To fully appreciate the quality of the bungalow on offer and its delightful setting, an early viewing would be strongly recommended.



#### ENTRANCE PORCH

approached via a UPVC obscure double glazed entrance door and having double glazed side screens and an inner obscure glazed door opening to:

#### RECEPTION HALL

having radiator, coving, useful coats store cupboard and glazed door to:

#### LOUNGE

5.77m x 3.91m max (18' 11" x 12' 10" max) a delightful room having wide double glazed bow window to front, further double glazed window to side, marble fireplace with inset living flame coal effect gas fire, coving, double radiator, glazed door to inner lobby and archway to:

#### DINING AREA

2.50m x 2.42m (8' 2" x 7' 11") having coving, double radiator, wall light point and UPVC double glazed sliding patio doors opening to:

#### CONSERVATORY

3.24m x 3.14m (10' 8" x 10' 4") being UPVC double glazed on a brick base with a lightweight insulated roof system and having double radiator, wall and ceiling light points and power points.

#### KITCHEN

5.78m x 2.71m max (2.00m min) (19' 0" x 8' 11" max 6'7" min) well fitted with ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in Stoves electric double oven and grill, four ring gas hob with concealed extractor hood, one and a half bowl stainless steel sink unit with mixer tap, built-in dishwasher with matching fascia, space for fridge and freezer, UPVC double glazed windows to rear and side, wall mounted Worcester condensing gas central heating boiler with timer, co-ordinated ceramic wall tiling, radiator and obscure glazed door opens to:



#### SIDE COVERED PASSAGE

having further work surface space with single drainer sink, space and plumbing for washing machine and tumble dryer, UPVC double glazed doors providing front and rear access, obscure double glazed window to side, light and power points.

#### INNER LOBBY

having access to loft space, coving and door to:

#### MASTER BEDROOM

5.20m x 3.27m (17' 1" x 10' 9") having full height and width fitted wardrobes providing excellent shelving and hanging space with matching dressing table and bedside cabinets, coving, radiator and door to:

#### EN SUITE SHOWER ROOM

having a tiled shower cubicle with Triton electric shower fitment, corner pedestal wash hand basin, W.C., comprehensive ceramic floor and wall tiling, obscure double glazed window to side, downlighters, extractor fan, coving and radiator.

#### BEDROOM TWO

5.20m x 3.33m (17' 1" x 10' 11") again having a range of fitted wardrobes with matching chest of drawers and bedside cabinets, coving, UPVC double glazed windows to rear and side and radiator.



#### SHOWER ROOM

having a large shower cubicle with Triton shower fitment, vanity unit with inset wash hand basin, W.C. with concealed cistern, useful vanity store cupboard, ceramic wall tiling, radiator, electric shaver point, coving, downlighters, extractor fan and built-in airing cupboard housing a lagged hot water cylinder and linen shelving.

#### OUTSIDE

The property is set back off the road with a wide block paved driveway which provides excellent parking for several vehicles. To the rear the garden extends on two sides of the property and has been beautifully designed and impeccably maintained with patio seating areas and steps to the lawn with feature flower and herbaceous borders, fenced perimeters, useful garden shed and a pleasant sunny aspect. The garden has external lighting and pebble pond feature together with a useful cold water tap.

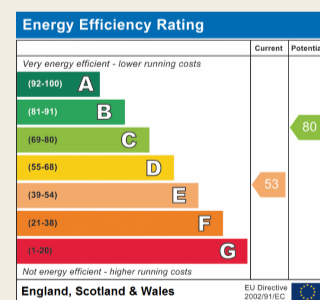
#### GARAGE

4.97m x 2.67m min (4.13m max) (16' 4" x 8' 9" min 13'7"max) the garage, which tapers to the rear, is approached via an electronically operated up and over entrance door and has light and power and UPVC double door and window to rear garden



#### COUNCIL TAX

Band E.



#### 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, 5 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BL on 0121 323 48 48 or [fouroaks@billtandy.co.uk](mailto:fouroaks@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.