

Bill Tandy
and Company

5 Pembury Close, Streetly, Sutton Coldfield, West
Midlands, B74 2FH

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£699,950

Bill Tandy and Company are delighted in offering for sale this substantially improved and extended detached family home set in a wonderfully quiet yet friendly private estate. Extending to over 2300 sq ft, it is over a third bigger than comparable homes in the area and provides a wealth of generously sized accommodation. The property is superbly positioned on the cul de sac of Pembury Close on a corner plot located in the well regarded area of Streetly, and is a short distance away from Sutton Coldfield, the cathedral city centre of Lichfield and Birmingham. The property is ideally situated for commuting with nearby access to major trunk roads, a short walk to Sutton Park and good bus access to Birmingham, Walsall, and Sutton Coldfield. The property itself, which we strongly urge is viewed internally, has undergone substantial improvement and extension and briefly comprises entrance porch, reception hall, study 1 (currently used as a store room), office, lounge, extended family dining kitchen, laundry, five first floor bedrooms all of which could easily accommodate a double bed, two having en suite facilities, and family bathroom. Externally there is a block paved driveway to the front leading to the double garage and there is a superbly landscaped rear garden.



PORCH

approached via double glazed French doors and having windows to front and inner double glazed door opens to:

RECEPTION HALL

having door to garage, wood floor, stairs to first floor with under stairs storage cupboard and doors open to:

GUESTS CLOAKROOM

having obscure double glazed window to side, radiator, wood floor and suite comprising wall mounted wash hand basin with tiled surround and low flush W.C.

LOUNGE

5.06m max (4.25m min) x 4.72m (16' 7" max 13' 11" min x 15' 6") having double glazed patio doors to rear garden, double glazed window to side, two radiators, wooden floor and feature focal point fireplace having marble hearth and inset, wooden surround with mantel above and gas fire.

STUDY 1/CLOAKROOM

2.45m x 2.13m (8' 0" x 7' 0") having double glazed window to front, radiator and wooden floor.

STUDY

2.88m x 2.45m (9' 5" x 8' 0") having a comprehensive range of fitted office furniture with desk and storage cupboards, wooden floor, double doors to side and radiator.

EXTENDED OPEN PLAN FAMILY DINING KITCHEN

8.61m x 5.61m max (28' 3" x 18' 5" max) one of the distinct features of the property is this generous entertaining space which has been extended and provides a superb sized kitchen with dining and family area. There are UPVC double glazed windows to rear and both sides, wooden floor, French doors to garden, ceiling spotlighting, store cupboard with bi-fold doors and further laundry cupboard having spaces ideal for washing machine and tumble dryer and boiler cupboard housing the Worcester Bosch boiler. The kitchen area has modern kitchen units comprising base cupboards and drawers surmounted by granite work tops, wall mounted cupboards, inset stainless steel double bowl Franke sink with mixer tap, Bosch oven and Bosch microwave, Bosch four ring induction hob with extractor canopy above, integrated dishwasher, space for double width fridge/freezer, radiator and centrally positioned island with granite work top with breakfast bar area.

FIRST FLOOR LANDING

having loft access, airing cupboard housing tank with shelving above and doors open to:



MASTER BEDROOM

5.65m x 4.91m (18' 6" x 16' 1") being part of the extension and having a superb range of bedroom furniture comprising wardrobes, dressing table and bedside cabinets, double glazed window to rear, radiator, access door if required to bedroom five which could be used as a dressing room, and further door to:

MASTER EN SUITE SHOWER ROOM

3.20m x 1.48m (10' 6" x 4' 10") having an obscure double glazed window to side, suite comprising vanity unit with useful storage and Corian wash hand basin and work top above, wall mounted storage, low flush W.C. and shower with shower appliance over, tiled flooring with underfloor heating and spotlighting.

BEDROOM TWO

4.53m max (3.49m min) x 3.71m (14' 10" max 11' 5" min x 12' 2") originally the main bedroom before the property was extended this generously sized bedroom has feature double glazed window to front, radiator, superb walk-in wardrobe with double doors, built-in over stairs storage cupboard, fitted bedroom furniture including wardrobes and bedside cabinets and door to:

EN SUITE SHOWER ROOM

having an obscure double glazed window to side, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with aqua boarding and a shower appliance over.

BEDROOM THREE

5.09m x 4.18m into recess (16' 8" x 13' 9" into recess) This superb size main bedroom is twice the size of a normal bedroom, having double glazed window to front and radiator.



BEDROOM FOUR

4.05m x 3.76m into recess (13' 3" x 12' 4" into recess) having double glazed window to rear, store cupboard and radiator.

BEDROOM FIVE/DRESSING ROOM/NURSERY

3.50m x 3.06m max (2.41m min) (11' 6" x 10' 0" max 7'11") having a door to the master bedroom so could easily be used as a dressing room or nursery if required and having double glazed window to side and radiator.

FAMILY BATHROOM

2.53m x 1.55m (8' 4" x 5' 1") having an obscure double glazed window to side, radiator and white suite comprising pedestal wash hand basin with full ceiling height tiled surround, low flush W.C. and bath with shower appliance and shower screen.

OUTSIDE

The property is superbly located on a small and select cul de sac enjoying a corner plot. There is a block paved driveway which could accommodate up to 4 cars with access to double garage and front entrance door. Set to the rear of the property is a superbly improved 'L' shaped garden with paved patio area and steps leading to a raised shaped lawn, landscaped bedding, composite decked area with external lighting and fenced and walled surround.

INTEGRAL DOUBLE GARAGE

5.16m x 5.12m (16' 11" x 16' 10") approached via two up and over entrance doors and having door to hallway and light and power supply.



COUNCIL TAX

Band F.

FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	78
(39-54)	E		
(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.



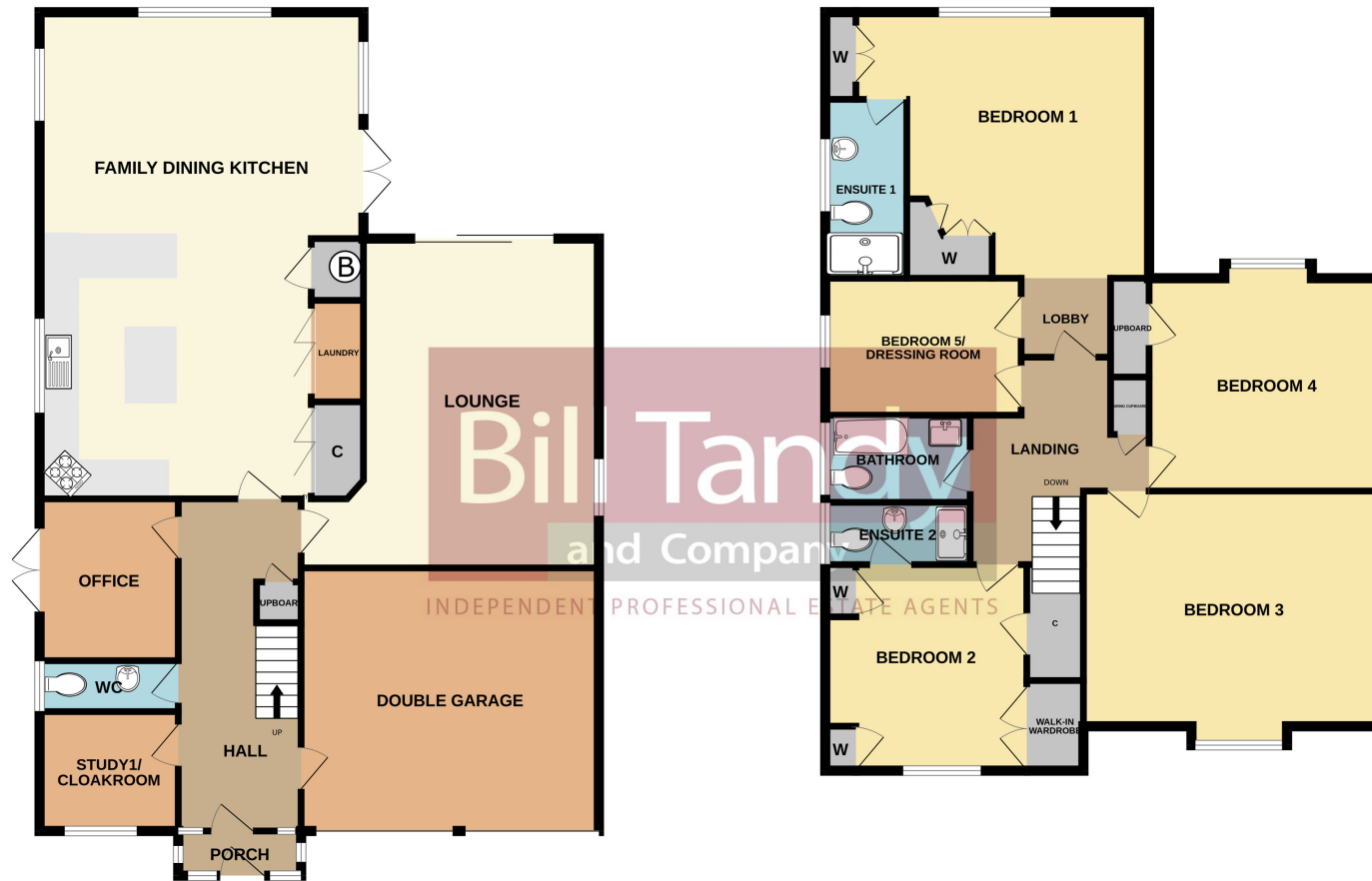
VIEWING

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



5 PEMBURY CLOSE.SUTTON COLDFIELD, B74 2FH

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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