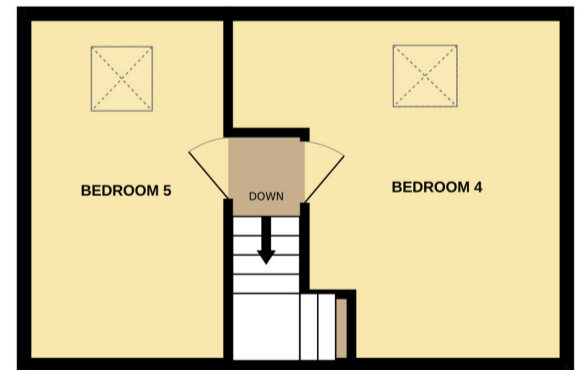
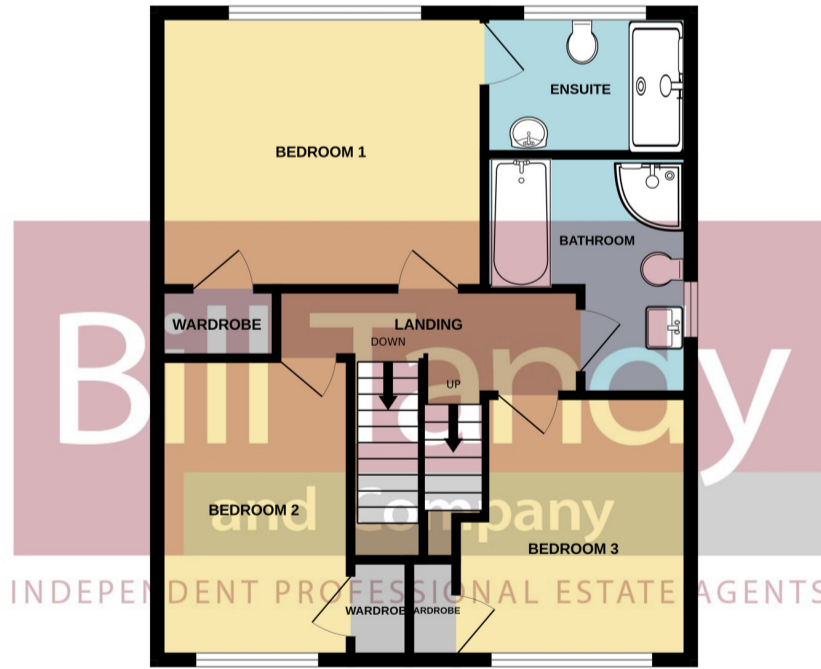
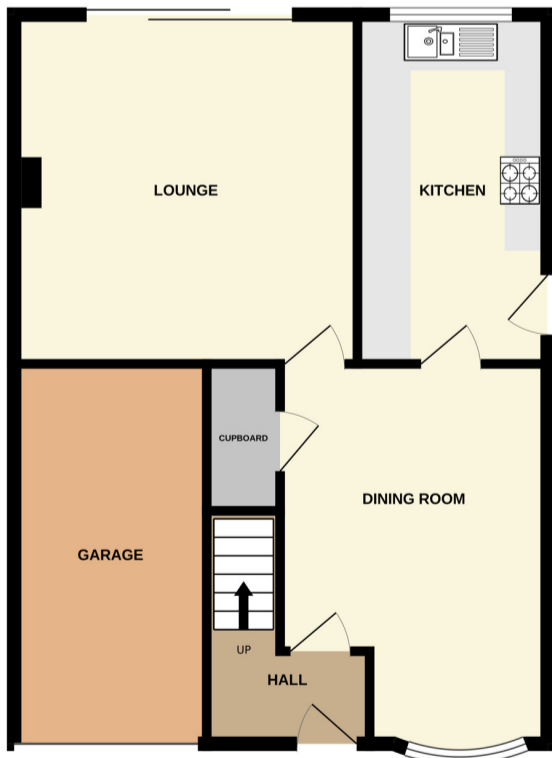




GROUND FLOOR

1ST FLOOR

2ND FLOOR



15, HENLEY CLOSE, SUTTON COLDFIELD, B73 5LU

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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**15 Henley Close, Sutton Coldfield,
West Midlands, B73 5LU**

£450,000 Offers Over

Bill Tandy are delighted to offer for sale this deceptively spacious five bedroom detached family home, located within a 'hidden gem' of a cul-de-sac location in the popular Wylde Green. Superbly situated for the commuter with public transport nearby with Wylde Green and Chester Road train stations and bus routes providing access to Birmingham City Centre and Sutton Coldfield Town Centre. Conveniently situated for local amenities, with shops in Wylde Green, excellent local schools in the vicinity, and within easy reach of Sutton Park a 2400 acres nature reserve and parkland. Offered with the benefit of no upward chain, the accommodation is arranged on three floors to briefly comprises a reception hall, dining room, modern fitted kitchen, lounge, three well proportioned bedrooms on the first floor with updated en-suite and family bathroom. To the second floor accommodation is two further generous size bedrooms. The property benefits from mains operated interconnected smoke alarms on all three floors and fire doors where required, ample off road parking useful integral garage and well cared for rear garden. Early viewing are highly recommended.



THE PROPERTY IS ARRANGED ON THREE FLOORS TO COMPRISE

RECEPTION HALL

Having double glazed door to the hallway, stairs to the first floor landing and door to the Dining Room.

LOUNGE

4.19m x 4.21m (13' 9" x 13' 10") Having large double glazed patio door to the rear garden, radiator, TV aerial point, feature integrated living flame gas fire with feature stone fire surround, two wall light fittings and ceiling rose. Excellent views onto the rear garden.

DINING ROOM

3.16m x 4.87m (10' 4" x 16' 0") Having double glazed walk in bay window to the front, oak flooring, coving to the ceiling, radiator and door to the Kitchen and family Lounge. Door off to the useful understairs storage cupboard.

KITCHEN

2.17m x 4.18m (7' 1" x 13' 9") Comprising a modern fitted kitchen with fitted base units with work surfaces over, fitted matching wall units with underlighting, sink and drainer unit with mixer tap over and cupboard under, dual fuel Range Cooker with built in cooker hood, integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, plinth heater, ceramic tiled floor double glazed door to the side and double glazed window overlooking the rear garden.

ON THE FIRST FLOOR

LANDING

BEDROOM 1

3.88m x 3.24m (12' 9" x 10' 8") Having double glazed window to the rear, radiator, coving to the ceiling, built in wardrobe housing the hot water cylinder. Door to the en-suite shower room.



UPDATED EN-SUITE

2.33m x 1.27m (7' 8" x 4' 2") Having a walk in shower cubicle, wall mounted wash hand basin with cupboard under, low level flush WC, full ceiling height wall tiling, Kamdean flooring, spotlights, wall mounted heated towel rail radiator, frosted double glazed window to the rear and extractor fan.

BEDROOM 2

2.42m x 3.7m (7' 11" x 12' 2") Having double glazed window to the front, coving to the ceiling, radiator and built in wardrobe.

BEDROOM 3

2.74m x 3.68m (9' 0" x 12' 1") Having double glazed window to the front, radiator, telephone point, built in wardrobe and coving to the ceiling

UPDATED BATHROOM

2.5m x 2.45m (8' 2" x 8' 0") Updated family bathroom complimented with bath with tap over, separate shower cubicle, wash hand basin, low level flush WC, full wall tiling, spotlights to ceiling, Kamdean flooring, wall mounted heated towel rail radiator, frosted double glazed window.



ON THE SECOND FLOOR

LANDING

BEDROOM 4

4.09m MAX x 4.37m into reduced ceiling height (13' 5" x 14' 4") Having sloped ceiling, radiator and skylight window and access to storage area.

BEDROOM 5 / OPTIONAL OFFICE

2.31m x 4.36m into reduced ceiling height (7' 7" x 14' 4") Having sloped ceiling and currently used as an office. Having double glazed window to the rear, laminate floor and radiator.



OUTSIDE

PARKING Having creteprint style driveway to the front, graveled area and access to the integral garage. Gated side access to the rear garden.

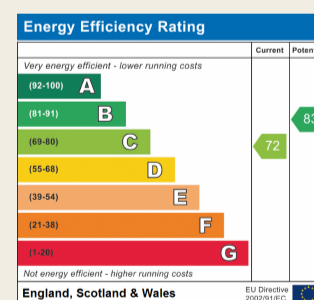
GARAGE 16' 10" x 8' (5.13m x 2.44m)

Having up and over door, wall mounted central heating boiler, plumbing for a washing machine and power and lighting.

REAR GARDEN

Having paved patio entertaining area, garden laid to lawn, useful shed, fencing to the side and rear, gravelled terraced area to the rear of the garden, planted borders and gated side access to the front of the property.

COUNCIL TAX BAND E



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.