



31 Grosvenor Close, Sutton Coldfield, West Midlands, B75
6RS

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

31 Grosvenor Close, Sutton Coldfield, West Midlands, B75 6RS

£475,000

Enjoying a delightful location in this highly regarded residential setting, this beautifully presented detached family home offers an outstanding family accommodation layout. Set within this established and popular area the location is perfect for access to both primary and secondary local schools and is equally well positioned to take advantage of the excellent facilities available within the area. The property has been very well maintained and benefits from double glazing and gas fired central heating, along with an extension to the rear. Adding to the appeal is the delightful rear garden, which is not only of a great size, but also very private and attractively established. An early viewing of this very fine family home would be strongly encouraged.



ENTRANCE PORCH

approached via a PVC composite entrance door with glazed side screen and having wall light and inner obscure glazed door opening to:

RECEPTION HALL

having radiator, stairs leading off with cupboard space beneath and door to:

FITTED GUESTS CLOAKROOM

having a modern suite comprising Laufen W.C. with concealed cistern and vanity wash hand basin with mono bloc mixer tap and cupboard space beneath, ceramic wall and floor tiling, contemporary radiator and obscure UPVC double glazed window.

THROUGH LOUNGE

5.88m x 4.30m max (3.32m min) (19' 3" x 14' 1" max 10'11" min) a generous 'L' shaped room having wide UPVC double glazed sliding patio door out to the rear garden, double glazed window to front, central fireplace with traditional mahogany surround, marble hearth and backing and inset living flame gas fire, coving, double and single radiators and door to:

DINING ROOM

3.84m x 2.72m (12' 7" x 8' 11") having attractive Amtico flooring, double glazed sliding patio door out to the rear garden, double radiator, feature plate rack and obscure glazed door opening to:

FITTED KITCHEN

3.61m x 2.78m (11' 10" x 9' 1") having ample pre-formed work surface space with base storage cupboards and drawers, built-in Neff electric double oven and grill with four ring electric hob and concealed extractor hood fitted over, wall mounted storage cupboards, single drainer sink unit with mixer tap, integrated fridge, freezer and slimline dishwasher each with matching fascias, dual aspect UPVC double glazed windows, co-ordinated tiled splashbacks, spotlight downlighters and chrome heated towel rail/radiator. Laundry Area with space and plumbing for washing machine and tumble dryer and UPVC double glazed door opening to the rear garden.



FIRST FLOOR LANDING

having UPVC double glazed window to front, coved cornice and doors leading off to:

BEDROOM ONE

4.45m x 2.84m (14' 7" x 9' 4") having fitted wardrobes and dressing table, radiator and UPVC double glazed window overlooking the rear garden.

BEDROOM TWO

3.44m x 2.84m (11' 3" x 9' 4") having fitted wardrobes, UPVC double glazed window to rear and radiator.

BEDROOM THREE

3.35m x 2.96m (11' 0" x 9' 9") having UPVC double glazed window to front and radiator.

FAMILY BATHROOM

having panelled bath with mixer tap, separate tiled shower cubicle with thermostatic shower fitment, vanity unit with inset wash hand basin and cupboard and drawer space beneath, W.C. with concealed cistern, comprehensive ceramic wall tiling, downlighters, extractor fan, dual aspect obscure UPVC double glazed windows and loft access hatch.



OUTSIDE

The property is set back off the road with a concrete print driveway providing parking for several cars flanked by a lawned foregarden with copper beech hedging, side gated access leading to a covered passage and store with glazed door to the rear garden and external security lighting. To the rear of the property is a superb sized garden with patio seating area and dwarf retaining wall with steps to the lawned area with flower and herbaceous borders. Three further steps rise to the second tier lawn having hardstanding for garden shed, fenced perimeters and mature shrubbery.

GARAGE

4.99m x 2.52m max (2.39m min) (16' 4" x 8' 3" max 7'10" min) approached via an up and over entrance door and having door to side, wall mounted Viessmann combination gas central heating boiler, light and power.

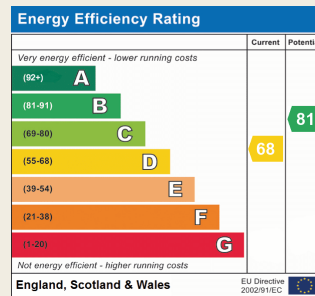
COUNCIL TAX

Band E.



FURTHER INFORMATION/SUPPLIERS

Gas and electricity - Ovo Energy. Water - South Staffs. Telephone and broadband - TalkTalk. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



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.



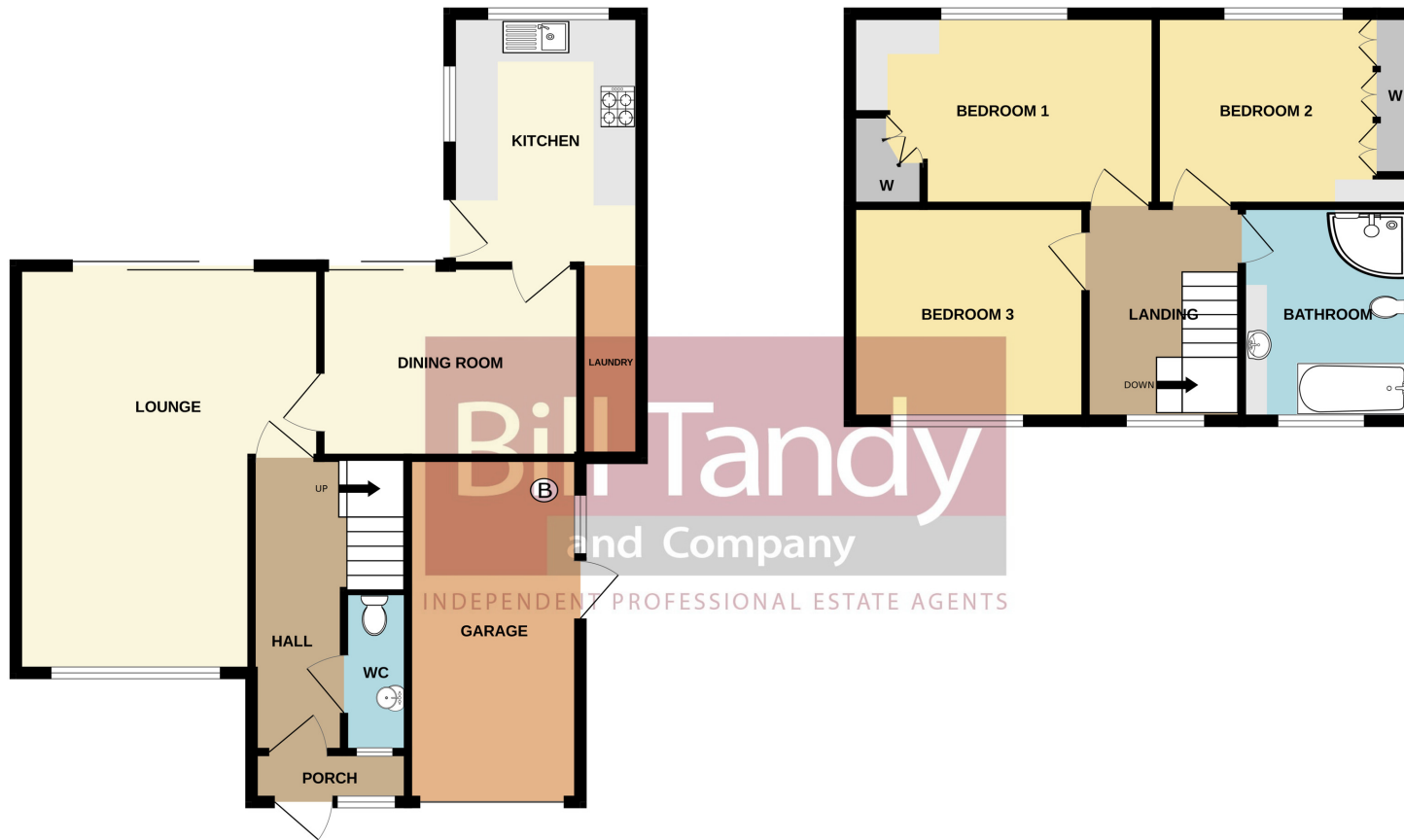
VIEWING

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



31, GROSVENOR CLOSE, SUTTON COLDFIELD B75 6RS

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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