



24 East Rise, Sutton Coldfield, West Midlands, B75 7TH

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

24 East Rise, Sutton Coldfield, West Midlands, B75 7TH

£330,000 Offers over

Enjoying a peaceful cul de sac setting within this well established residential area, this well presented and extended semi detached home is an ideal purchase for the family buyer. Perfectly positioned with access to the great local primary and secondary schools, the property is also within easy reach of Sutton Coldfield town centre and neighbouring Rectory Park. The extended accommodation has a very spacious family lounge with breakfast kitchen and dining room on the ground floor. The first floor boasts three double bedrooms, with the main bedroom being particularly well fitted. The bathroom has also been re-fitted with a stylish modern suite and comprehensive tiling. A particular feature of the property is its charming garden which combines an excellent degree of privacy with some very interesting views towards the Sutton skyline, with a backdrop of established trees. To the front there is a good driveway and a single garage. To fully appreciate the accommodation on offer an early viewing would be strongly recommended.



ENTRANCE VESTIBULE

being approached via a UPVC double glazed entrance door with side screen and having laminate flooring and internal small paned glazed door and side screen to:

DINING ROOM

4.32m x 3.13m (14' 2" x 10' 3") a stylish room having a continuation of the attractive laminate flooring and having UPVC double glazed window to front, electric storage heater, stairs leading off with useful cupboard space beneath and opening through to:

EXTENDED FAMILY LOUNGE

6.14m x 3.00m (20' 2" x 9' 10") again with an attractive laminate floor and having a feature corner fireplace with inset living flame coal effect gas fire standing on a flagstone hearth, wide double glazed sliding patio doors opening out to the rear garden, two wall light points, electric night storage heater and double doors open to:

FITTED BREAKFAST KITCHEN

5.20m x 2.20m (2.31m max) (17' 1" x 7' 3" - 7'7" max) having extensive pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in electric oven with four ring gas hob and concealed extractor hood, UPVC double glazed window to side, single drainer sink unit with mixer tap, comprehensive ceramic floor and wall tiling, breakfast bar area, space and plumbing for washing machine and dishwasher, glazed display cabinets with corner display shelving and UPVC double glazed French door and side screen opening out to the delightful rear garden.

FIRST FLOOR LANDING

having UPVC double glazed window to side and loft access hatch.



BEDROOM ONE

4.58m x 3.20m (15' 0" x 10' 6") very well fitted with a range of wardrobes, bedside cabinets overhead storage cupboards, chests of drawers and storage cupboards, wide UPVC double glazed window to rear and an electric night storage heater.

BEDROOM TWO

4.32m x 3.20m (14' 2" x 10' 6") having wide UPVC double glazed window to front and electric night storage heater.

BEDROOM THREE

3.53m x 2.20m (11' 7" x 7' 3") a third double bedroom having a wide UPVC double glazed window to front.

RE-FITTED BATHROOM

stylishly fitted with an upgraded suite and comprehensive ceramic floor and wall tiling, panelled bath with glazed screen with Mira electric shower fitment over, pedestal wash hand basin, close coupled W.C. mirrored vanity cabinet, further shelved cupboard with drawer, low energy downlighters and chrome electric heated towel rail with timer.



OUTSIDE

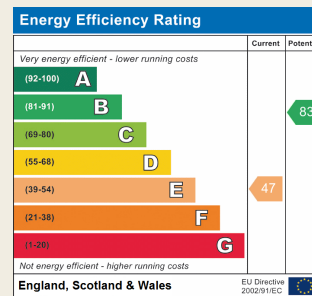
The property is set back from the road towards the head of the cul de sac with a generous driveway providing parking for several cars, flanked by a lawned foregarden with mature tree and shrub. A side gated entrance leads to the rear garden. To the rear of the property is a fabulous private garden being set principally to lawn with a generous slabbed patio area, established side borders with mature shrubs and trees, useful garden shed, fenced perimeters and a good degree of privacy.

GARAGE

4.60m x 2.03m (15' 1" x 6' 8") having entrance door, light and power.

COUNCIL TAX

Band D.



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.

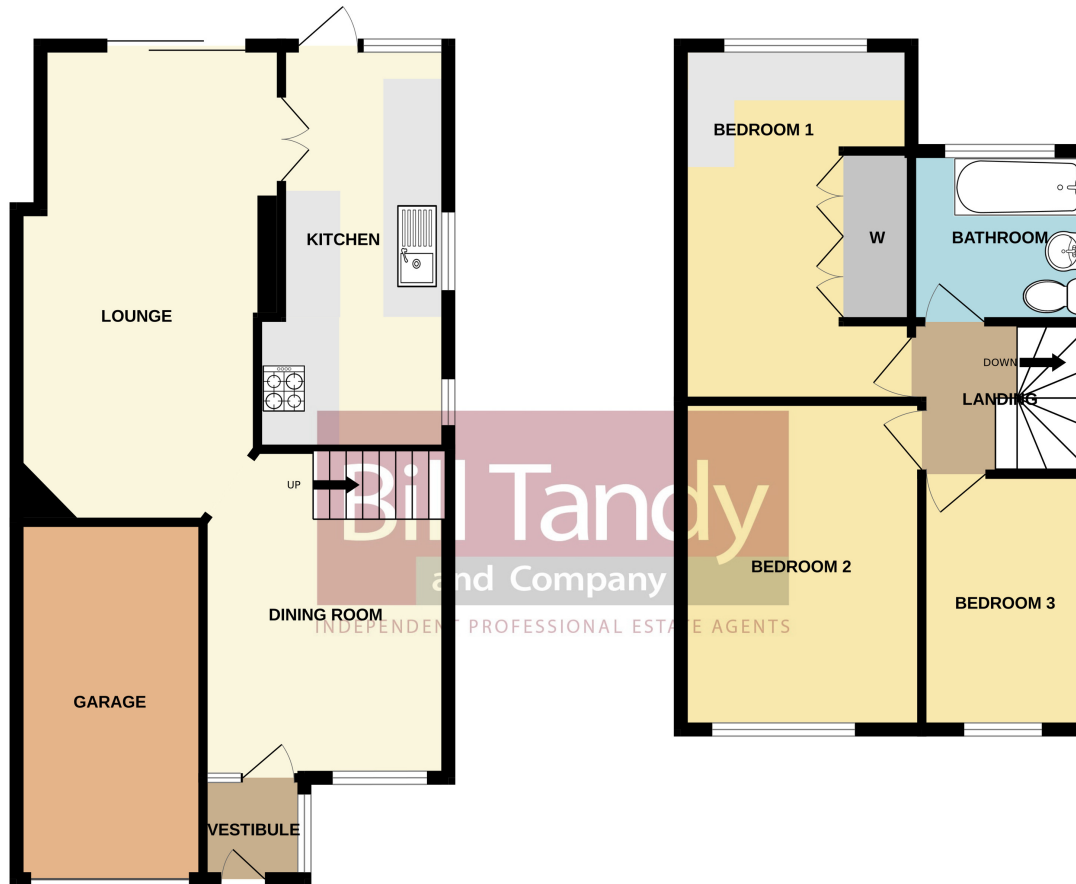
VIEWING

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

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



24 EAST RISE, SUTTON COLDFIELD B75 7TH

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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