



12 Orchard Grove, Sutton Coldfield, West Midlands, B74

4AX

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£430,000

Enjoying a very convenient cul de sac location just off Clarence Road, this extended semi detached family home is ideally located for local amenities. Within walking distance of the popular Arthur Terry secondary school and Hill West Primary, the property has unquestionable family credentials with its three double bedroom layout. Extended in the past to incorporate the former garage creating an additional ground floor reception room which has great versatility in its use. Rarely available in this popular location and early viewing would be strongly encouraged.



RECEPTION HALL

With obscured UPVC double glazed entrance door and side screen, having stairs leading off with radiator and door to;

IMPRESSIVE OPEN PLAN THROUGH LOUNGE AND DINING ROOM

8.6m x 3.17m (28' 3" x 10' 5") (MAX) An open plan room with a divisional archway with a dining area having a UPVC double glazed walk in bay window to the front with radiator and wall light points. The lounge area also has radiator with traditional fireplace with natural wood surround, marble hearth and backing and electric fire fitment. Double and single radiators and sliding patio door to the garden, four wall light points, timeclock for central heating.

STUDY/PLAYROOM

4.4m x 2.5m (14' 5" x 8' 2") Formally the garage to the property having UPVC double glazed window to front, with double radiator.

EXTENDED BREAKFAST KITCHEN

4.5m x 3.7m max (2.7m min) (14' 9" x 12' 2") With generous worktops with base storage cupboards and drawers and further matching wall mounted storage cupboard, built in electric double oven with four ring electric hob and splashback. Integrated microwave, one and a half bowl stainless steel sink unit with mixer tap, space for fridge freezer, space and plumbing for washing machine, two UPVC double glazed windows overlooking the rear garden. Tiled splashbacks and obscured UPVC double glazed door to outside, ceramic floor tiling and radiator, useful downstairs pantry storage cupboard with light.

LANDING

Stairs rise from the reception hall with UPVC double glazed window to side, loft access hatch and door to;



BEDROOM ONE

4.79m x 4.44m (15' 9" x 14' 7") (max) Forming part of the extension, this generous double room has double glazed windows to front and rear aspect together with two radiators.

BEDROOM TWO

4.43m into bay x 3.2m (14' 6" x 10' 6") With wide UPVC double glazed bay window to front with radiator.

BEDROOM THREE

4m x 3.04m (13' 1" x 10' 0") With UPVC double glazed window to rear and radiator.

SHOWER ROOM

Having a walk in shower area with thermostatic shower fitment, pedestal wash hand basin and close coupled WC, built in airing cupboard, coordinated ceramic wall tiling and radiator, electric shaver point, obscured UPVC double glazed window to rear and extractor fan.

GARAGE

4.6m x 3.55m (15' 1" x 11' 8") With up and over entrance door, fluorescent light and power points.



OUTSIDE

The property is set towards the end of the cul de sac with a generous driveway providing parking for several cars. To the rear of the property is a mature private garden with patio seating area and set to lawn with fence perimeters and mature shrubbery borders. Useful cold water garden tap.

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.

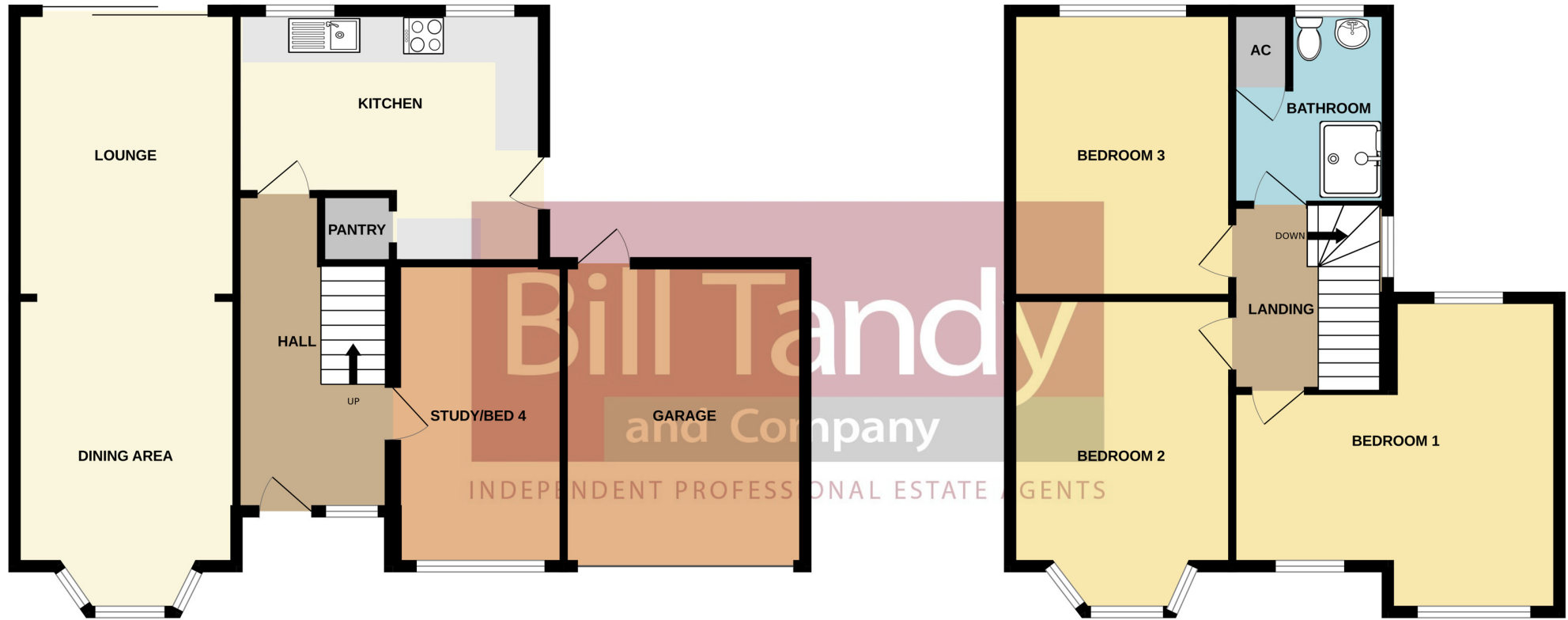
VIEWING

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
855 sq.ft. (79.4 sq.m.) approx.

1ST FLOOR
622 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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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