



DRAFT

140b Bridle Lane, Sutton Coldfield, West Midlands, B74  
3HQ

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 140b Bridle Lane, Sutton Coldfield, West Midlands, B74 3HQ

# £480,000

This is a great opportunity to purchase a modern four bedroomed Taylor Wimpey detached house, in a popular and convenient location. The accommodation briefly comprises porch, reception hall with guests cloakroom, lounge, separate dining room leading to the conservatory, kitchen with door to utility area and separate laundry. On the first floor are four bedrooms, the master having an en suite, and separate bathroom. There is a driveway to the front providing parking for multiple cars and a lawned foregarden. The rear garden has a paved patio area, lawn, trees, shrubs and planted borders. The location is ideal for families with numerous schools in the local area including, Lindens Primary School, St Anne's Catholic Primary School, Streetly, Blackwood School and The Streetly Academy, and there are good links to Sutton Coldfield, Birmingham and Walsall.



### UPVC DOUBLE GLAZED PORCH

approached via a UPVC double glazed door and having wall mounted light and a further double glazed door opens to:

### ENTRANCE HALLWAY

having radiator, laminate flooring, ceiling light point, house alarm, smoke alarm, laminate flooring and door to:

### GUESTS W.C.

having low flush W.C., pedestal wash hand basin, tiled splashbacks, radiator, tiled flooring, ceiling light point and extractor.

### LOUNGE

5.22m x 3.28m (17' 2" x 10' 9") having wall mounted electric fire, UPVC double glazed bay window to front, radiator and ceiling light point.

### CONSERVATORY

3.84m x 2.96m (12' 7" x 9' 9") having electric underfloor heating, glass roof, ceiling light point, UPVC double glazed windows to all aspects and UPVC double glazed French doors opening out onto the patio area.

### DINING ROOM

3.40m x 3.03m (11' 2" x 9' 11") having laminate flooring, ceiling light point and radiator.

### KITCHEN

4.63m x 2.89m (15' 2" x 9' 6") having a modern range of wall and base units with Wharf seamless work surfaces, one and a half moulded/seamless sink bowls with Franke mixer tap, integrated Miele dishwasher, Neff electric double oven, Neff four ring gas hob with Neff extractor above, UPVC double glazed window to rear, ceiling light point, tiled flooring, glass splashbacks and door to utility.

### UTILITY

This extension of the kitchen has wall and base units with Wharf seamless work surfaces, glass splashbacks, ceiling light point, space for tumble dryer and separate tall freezer and fridge and door to garage store.



### LAUNDRY

having space for washing machine, tiled flooring, wall and base units, Wharf seamless work surfaces with moulded/seamless sink with Franke mixer tap, glass splashbacks, gas central heating boiler, ceiling light point, extractor, radiator and door to rear garden patio.

### GARAGE STORE

approached via an up and over door providing space for cycle and other storage and having lighting and power.

### FIRST FLOOR LANDING

having radiator, built-in airing cupboard housing pressurised hot water distribution cylinder and loft access point with pulldown ladder leading to partially boarded loft providing good space for storage with light and being fully insulated. Doors lead off to further accommodation.

### MASTER BEDROOM

4.78m x 3.27m (15' 8" x 10' 9") having UPVC double glazed windows to front and side, radiator, ceiling light point, double fitted wardrobes and door to:

### EN SUITE SHOWER ROOM

having low flush W.C., pedestal wash hand basin, fully tiled double shower cubicle with Methven shower, chrome effect heated towel rail, tiling to half height, UPVC frosted double glazed window to side, extractor and ceiling light point.



### BEDROOM TWO

3.78m x 3.15m (12' 5" x 10' 4") having UPVC double glazed window to rear, radiator and ceiling light point.

### BEDROOM THREE

2.81m x 2.52m (9' 3" x 8' 3") having UPVC double glazed window to rear, radiator and ceiling light point.

### BEDROOM FOUR

3.09m x 2.52m (10' 2" x 8' 3") having UPVC double glazed window to front, radiator, ceiling light point and built-in storage cupboard.

### BATHROOM

having a white suite comprising panelled bath with shower above and full height tiling to bath area, close coupled W.C. and pedestal wash hand basin, tiling to half height, frosted UPVC double glazed window to rear, chrome effect heated towel rail, tiled flooring, ceiling light point and extractor.



### OUTSIDE

The property is approached via a tarmac driveway providing parking for multiple cars and there is a lawned foregarden with trees, shrubs and borders. To the rear of the property is a garden having a paved patio area, fenced perimeters, two sheds, discreet bin storage area, outside power and water as well as rainwater harvesting. The rear garden also provides lawn and trees, shrubs and planted borders. The spring, summer and autumn seasons are full of interest in this garden.

### COUNCIL TAX

BAND E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



### TENURE

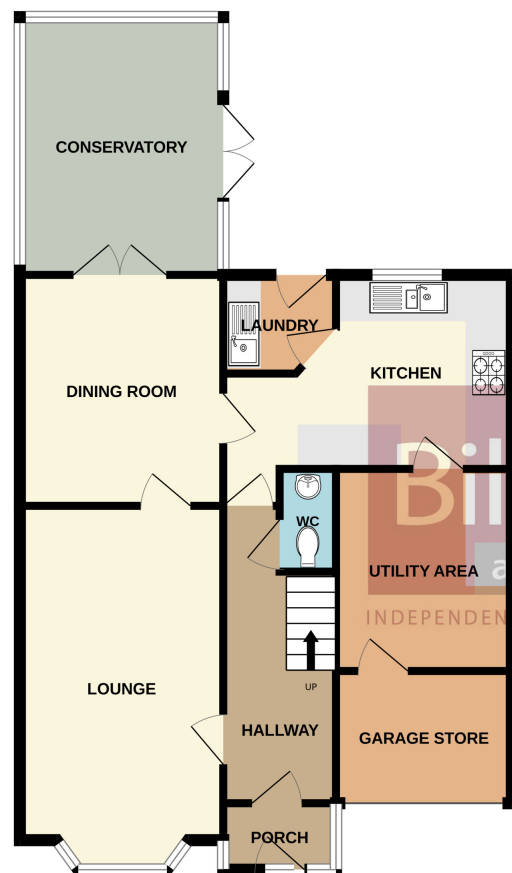
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

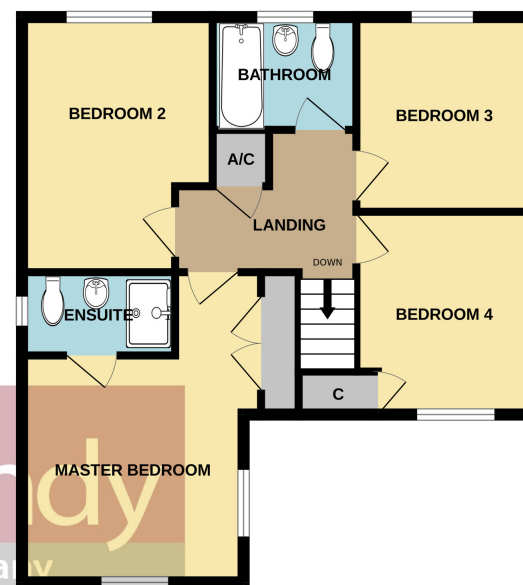
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



140B BRIDLE LANE, SUTTON COLDFIELD B74 3HQ

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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