



8 Knightswood Close, Sutton Coldfield, West Midlands,
B75 6EA

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

8 Knightswood Close, Sutton Coldfield, West Midlands, B75 6EA

£625,000

Enjoying a delightful setting in this peaceful cul de sac off Tamworth Road, Knightswood Close is a lovely location for a family home. This well presented detached property offers an ideal purchase for the family buyer with four bedrooms and two reception rooms. The superb kitchen offers ample room for a family with its breakfast bar, and there is a separate utility room. The location is perfect for accessing local amenities, along with the superb commuter links to many Midland commercial centres and beyond. With great local schools and an exclusive cul de sac setting, this truly is an ideal family purchaser. An early viewing would be strongly recommended.



CANOPY PORCH

with wall lantern and obscure glazed entrance door opening to:

RECEPTION HALL

having stairs leading off with spindle balustrade and useful cupboard space beneath, radiator, coving and door to:

FITTED GUESTS CLOAKROOM

having close coupled W.C., wash hand basin with tiled splashback, radiator and extractor fan.

FAMILY LOUNGE

5.26m into bay x 3.43m (17' 3" into bay x 11' 3") having central fire surround with marble hearth and backing and inset living flame coal effect gas fire, sealed unit double glazed bay window to front, two radiators, coving and three wall light points. Double doors open wide to:

DINING ROOM

3.46m x 3.03m (11' 4" x 9' 11") having sealed unit double glazed window to rear, double radiator, coving and door to:

FAMILY BREAKFAST KITCHEN

5.27m x 3.03m (17' 3" x 9' 11") well fitted with ample granite work tops with base storage cupboards and drawers, one and a half bowl enamel sink unit with swan neck mixer tap, matching wall mounted storage cupboards, integrated Bosch double oven and grill with combination microwave and five ring gas hob with upstand splashback and extractor fan, integrated fridge, freezer and dishwasher with matching fascias, built-in drinks fridge, breakfast bar, feature floor covering, double glazed sliding patio door to rear garden and sealed unit double glazed window to same, downlighters, pelmet lighting and further lighting beneath wall cupboards. Door to:



UTILITY ROOM

having further work surface space with base storage cupboards, useful double doored broom cupboard. wall mounted Viessmann gas central heating boiler with timer, door to garage, space and plumbing for washing machine, single drainer sink unit with mixer tap, radiator, obscure glazed door to garden and access to eaves storage.

FIRST FLOOR LANDING

having loft access hatch and built-in airing cupboard housing a pre-lagged hot water cylinder and linen shelving.

MASTER BEDROOM

4.30m x 3.34m (14' 1" x 10' 11") having built-in wardrobes, two sealed unit double glazed windows to front, radiator and door to:

EN SUITE SHOWER ROOM

having a large corner shower cubicle, vanity unit with inset wash hand basin, W.C, tiled splashback, shaver/fan light unit, extractor fan, radiator and obscure sealed unit double glazed window to front.

BEDROOM TWO

3.68m x 3.02m (12' 1" x 9' 11") having sealed unit double glazed window to rear and radiator.



BEDROOM THREE

2.68m x 2.42m (8' 10" x 7' 11") having sealed unit double glazed window to rear and radiator.

BEDROOM FOUR

2.68m x 2.32m (8' 10" x 7' 7") having sealed unit double glazed window to rear and radiator.

BATHROOM

having a free-standing roll top clawfoot bath with mixer tap and shower attachment, vanity unit with wash hand basin and W.C., vanity mirror with integral lighting, comprehensive ceramic wall tiling, heated towel rail/radiator, obscure sealed unit double glazed window to side, extractor fan and downlighters.

OUTSIDE

The property is set back off the road with a tarmac driveway providing parking for a couple of cars flanked by a neat lawned foregarden with flower and herbaceous border and side gated access leading to the rear garden. To the rear is an established private garden with patio seating area, lawn, mature flower and herbaceous borders with established shrubs and conifer screen, fenced perimeters, external cold water tap and power points.

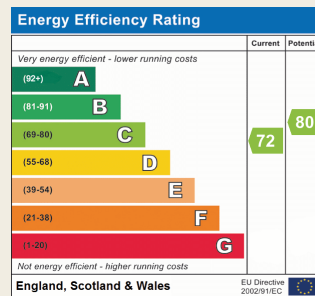


TWIN GARAGE

Garage One 5.66m x 2.52m (18' 7" x 8' 3") and Garage Two 4.80m x 2.50m (15' 9" x 8' 2") each having up and over entrance doors, light and power.

COUNCIL TAX

Band E.



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.



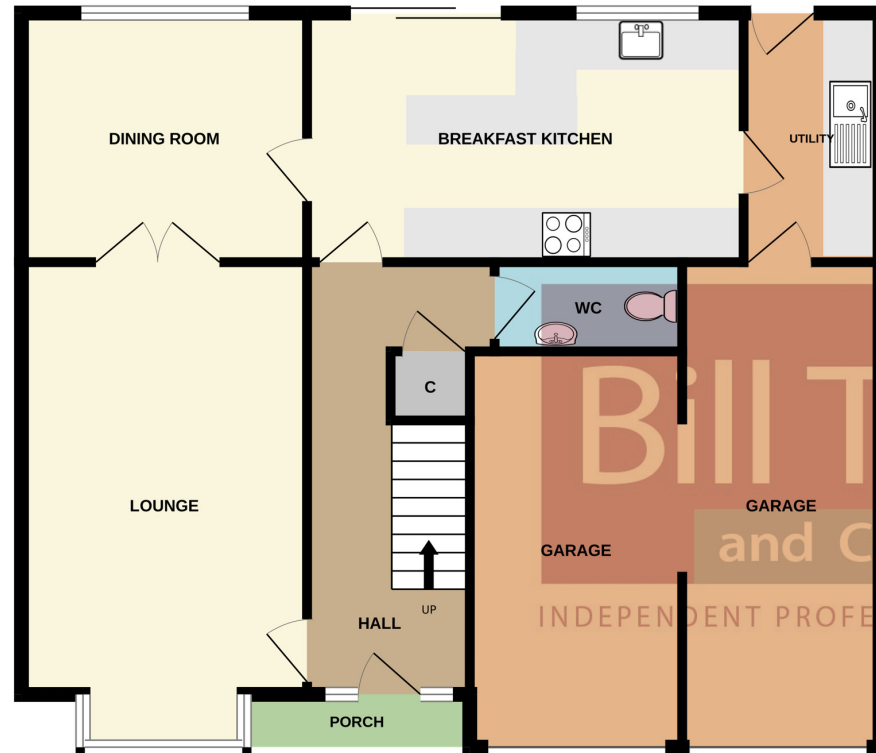
VIEWING

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



8 KNIGHTSWOOD CLOSE, SUTTON COLDFIELD B75 6EA

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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