



8 Walter Cobb Drive, Sutton Coldfield, West Midlands,

B73 5QR

and Company

**Bill Tandy**  
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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 8 Walter Cobb Drive, Sutton Coldfield, West Midlands, B73 5QR

# £415,000 Offers Over

Bill Tandy and company are delighted to offer for sale this superbly updated and well presented house located on the small cul-de-sac position of Walter Cobb Drive. Located in the heart of Boldmere, thriving shopping is on the doorstep with local shops and well-regarded restaurants. Sutton Park is within walking distance offering 2,400 acres of natural park and woodland walks to enjoy all year round. Access to Birmingham and Lichfield City Centre's couldn't be easier with Wyld Green Railway Station within 5 minutes walk away further complemented by regular bus services from the nearby Boldmere Road. The property comprises a porch and hall, generous size lounge with dining room enjoying bi-folding rear doors, updated and modern kitchen, laundry room and ground floor w.c. To the first floor are three double bedrooms, updated and modern larger than average main bathroom. One of the distinct features of the property is its generous size plot with parking for numerous cars to front, store and superb size rear garden. Internal viewings are highly recommended.



### PORCH

Double glazed front door and internal door opens to

### RECEPTION HALL

Laminate floor, stairs to first floor, store cupboard and radiator.

### LOUNGE

3.9m x 3.07m (12' 10" x 10' 1") Double glazed rear window, radiator and laminate floor.

### DINING ROOM

3.89m x 3.43m (12' 9" x 11' 3") Superbly added Bi-folding doors to rear, laminate floor, radiator and off leads to

### LAUNDRY ROOM

1.5m x 2.27m (4' 11" x 7' 5") Forming part of the original garage, this superb laundry room enjoys a chrome towel rail, base and wall mounted storage units, work tops, spaces for white goods and door to:

### GROUND FLOOR W.C.

With a combined low flush W.C. with wash hand basin and tiled surround.

### RE-FITTED KITCHEN

3.17m x 2.67m (10' 5" x 8' 9") Superbly updated with a range of shaker base and wall mounted storage cupboards, granite work tops, inset sink unit, inset Hotpoint oven with additional multi microware/oven, integrated washing machine and slim line dishwasher, towel rail herringbone LVT flooring, spot lighting and door to side covered area.

### FIRST FLOOR LANDING

Double glazed side window, loft access, and doors open to

### BEDROOM 1

3.91m x 3.45m (12' 10" x 11' 4") Double glazed rear window, radiator.



### BEDROOM 2

3.91m x 3.15m max (12' 10" x 10' 4" max) Double glazed windows to rear and side, radiator.

### BEDROOM 3

3.3m x 3.85m (10' 10" x 12' 8") Double glazed window to front, radiator and door to walk-in wardrobe.

### RE-FITTED BATHROOM

Double glazed front window, chrome heated towel rail, suite comprises a vanity unit with inset sink, low flush w.c., twin ended bath, shower cubicle with twin headed shower over, tiling surround and spot lights.

### OUTSIDE

There is a generous size rear garden with a two tiered paved patios, lawn area beyond with flower bed borders, rear paved terrace, storage shed and fenced surround. Side door to side covered area.

### PARKING

With a block paved driveway providing parking for a number of cars, access to side door to a side covered area, front entrance door and double opening doors to Store.

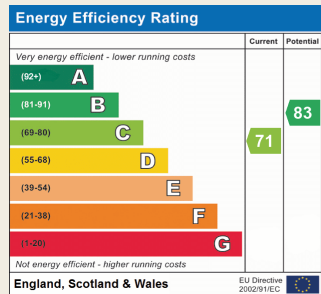
### COUNCIL TAX BAND D



## FURTHER INFORMATION/SUPPLIERS

Drainage Mains drainage by South Staffs Water  
Electric and Gas – OVO  
T.V and Broadband Virgin

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

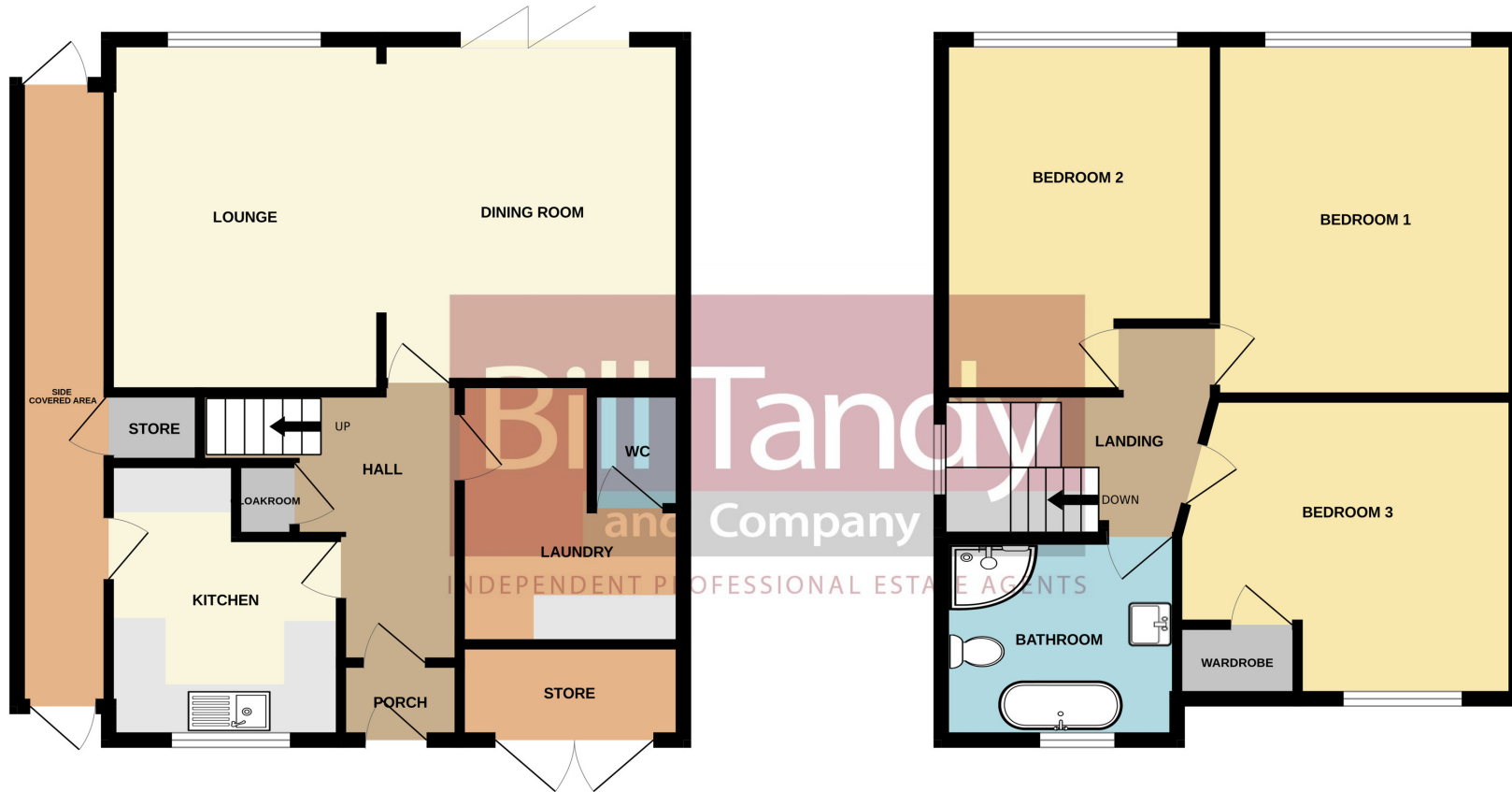
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ  
on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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 WALTER COBB DRIVE, SUTTON COLDFIELD, B73 5QR

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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