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52 Vesey Road, Sutton Coldfield, West Midlands, B73 5PB

Bill Tandy
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£995,000

Historically known as "The Grand House" of Vesey Road, this truly impressive Period family home offers a rare opportunity for a discerning buyer. Ranged across its four floors the outstanding accommodation offers enormous flexibility and has retained much of its historical character and charm. Upon entry to the home you are greeted by a beautiful Minton tiled floored hallway and the evident high ceilings, in many places eleven feet, and traditional sash windows with stained glass in part. Rarely available properties with such depth of character and history are truly sought after within this convenient Sutton Coldfield location. Perfect for accessing local amenities transport facilities and Sutton Park, this really is a home of great distinction. Likely to be extremely popular given its scarcity, an early viewing would be strongly encouraged.



ELEGANT ENTRANCE

approached via stone steps and double doors opening to:

RECEPTION PORCH

having Minton tiled floor and inner coloured glazed entrance door and side screen opening to:

MAGNIFICENT RECEPTION HALL

a real centrepiece of the property with its beautiful Minton tiled mosaic floor fully establishing the undeniable character of this beautiful home and having stairs leading off, access to cellar and doors leading off to:

FITTED GUESTS CLOAKROOM

generously proportioned and having a W.C., vanity unit with inset wash hand basin with mono bloc mixer tap and useful cupboard space, radiator and co-ordinated ceramic tiling.

PRINCIPAL DRAWING ROOM

6.08m x 4.40m (19' 11" x 14' 5") an impressive and elegant reception room with an 11 feet high ceiling and having central traditional wooden fireplace with cast-iron grate with tiled insets and hearth, plasterwork coved cornice and ceiling rose, double radiator, walk-in bay window with traditional sash casements and double doors to the sun room.

ELEGANT DINING ROOM

5.10m into bay x 4.50m (16' 9" into bay x 14' 9") again with walk-in bay window with traditional sash casement, feature marble fire surround with tiled hearth, plasterwork coved cornice and ceiling rose, double radiator and laminate flooring.

SUN ROOM

6.00m x 3.00m max (19' 8" x 9' 10" max) a beautiful room designed to take full advantage of views over the lovely garden and having a full height bay window, double doors out to the garden, three skylights, feature stained glass window, radiator and wall light points.

BREAKFAST KITCHEN

4.60m x 3.60m (15' 1" x 11' 10") traditionally fitted with extensive wooden edge work tops with inset doored base storage cupboards and drawers, matching wall mounted storage cupboards, single drainer sink unit with swan neck mixer tap, recess for range style cooker and space for microwave, integrated fridge and separate integrated freezer both with matching fascias, quarry tiled flooring, low energy downlighters, coving, tiled splashbacks, double radiator, UPVC double glazed window overlooking the rear garden and door to a very useful WALK-IN PANTRY with shelving and light.



UTILITY/BOILER ROOM

3.10m x 2.20m (10' 2" x 7' 3") having further work surface space, single drainer sink unit, space and plumbing for washing machine and dishwasher, space for tumble dryer, built-in double store cupboard, access to independent loft space, Keston gas central heating boiler and UPVC double glazed window and door to rear garden.

CELLAR

6.10m x 4.30m (20' 0" x 14' 1") approached via a staircase and door from the reception hall. This versatile area has had a number of uses over the years, not least as a playroom for the owners children, and is decorated with a delightful underwater mural and has a radiator, fluorescent light and power points and an additional storage room with shelving, light and power.

FIRST FLOOR LANDING

approached via the 19 tread staircase with lovely oak balustrade and half landing with feature stained glass window overlooking the garden, rising to the principal landing having further large sash window to the front, coved cornice, double linen store cupboard and doors leading off to:

BEDROOM ONE

6.10m x 4.40m (20' 0" x 14' 5") presently used as an additional sitting room and office and having three double built-in cupboards and shelving, dual aspect sash windows, two double radiators, central marble fireplace with traditional cast-iron grate, coved cornice and ceiling roses.

BEDROOM TWO

4.50m into bay x 4.50m (14' 9" into bay x 14' 9") used as the main bedroom and having two double built-in wardrobes and overhead storage cupboards, traditional fireplace with Art Deco style tiling, sash style window to front, two radiators, coved plasterwork cornice and ceiling rose.



BEDROOM THREE

4.55m x 3.67m (14' 11" x 12' 0") having two built-in wardrobes, sash style window to rear and radiator.

BATHROOM

having a modern white suite comprising panelled bath, corner quadrant shower cubicle with aqua-panelling and Mira shower fitment, vanity unit housing wash hand basin and cupboard space beneath with mirrored vanity cabinet with light above and W.C. with concealed cistern, obscure UPVC double glazed window, Xpelair extractor, coving, double radiator and co-ordinated ceramic wall tiling.

SECOND FLOOR LANDING

approached via a 16 tread staircase with spindle balustrade and doors leading off to:

BOX ROOM

2.40m x 2.10m (7' 10" x 6' 11") a superb storage area.

BEDROOM FOUR

6.56m x 4.50m (21' 6" x 14' 9") a superb bedroom for a teenager having UPVC double glazed window, three double built-in store cupboards, double radiator and ample space for study area, sitting area and bed.

BEDROOM FIVE

4.50m x 4.40m (14' 9" x 14' 5") a fifth double bedroom having two double built-in eaves storage cupboards, two UPVC double glazed windows to side and double radiator.

KITCHENETTE

2.30m x 2.00m (7' 7" x 6' 7") having work surface space, one and a half bowl sink, space for fridge, double store cupboard, UPVC dormer window and door to:



SHOWER ROOM

having aqua-panelled shower cubicle with thermostatic shower fitment, vanity unit housing wash hand basin with cupboard space beneath and window to side.

OUTSIDE

The property enjoys a wonderful corner plot with the front having an in-and-out tarmac driveway with mature laurel and conifer screens, and a wide side border, slate bed and lawned foregarden. A side gated pedestrian access leads to the rear garden. To the rear is a superb sized mature garden full of established trees, plants and shrubs and a magnificent beech tree in the bottom part of the garden. The garden has a patio seating area and is set principally to lawn with a traditional brick and cedar greenhouse and two useful garden sheds. With well defined perimeters and excellent privacy, this truly is a stunning garden setting.

GARAGE

6.61m x 3.00m (21' 8" x 9' 10") approached via a double doored entrance from the front driveway and having further double doors opening to a rear driveway with side gated access to Eastern Road.

COUNCIL TAX

Band G.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

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.



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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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