



DRAFT

80 Tamworth Road, Sutton Coldfield, West Midlands, B75
6DH

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**80 Tamworth Road, Sutton Coldfield,
West Midlands, B75 6DH**

£800,000

Bill Tandy and Co are delighted to offer to the market this well-presented and spacious executive detached family home situated within a highly sought after area of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre. An early internal inspection is required to appreciate the accommodation and plot on offer.



ENTRANCE PORCH

approached via glazed double doors and having ceiling light point, quarry tiled flooring and stained glass door opening to:

ENTRANCE HALLWAY

having original wood flooring, two built-in storage cupboards, picture rail, radiator, ceiling light point and doors to:

DINING ROOM

5.16m x 3.44m (16' 11" x 11' 3") having UPVC leaded double glazed bay window to front, laminate flooring, two stained glass picture windows either side of the fireplace housing a log burning stove, ceiling light point and radiator.

LOUNGE

4.47m x 3.70m (14' 8" x 12' 2") having two frosted UPVC double glazed windows to side, coving, ceiling light point, UPVC double glazed French doors opening onto the conservatory/sun room and feature inset fire with tiled hearth.

CONSERVATORY/SUN ROOM

6.33m x 3.79m (20' 9" x 12' 5") having two radiators, three UPVC double glazed Velux windows, French doors out to the rear garden, tiled floor and two UPVC double glazed windows into the kitchen.

BREAKFAST ROOM

3.71m x 3.04m (12' 2" x 10' 0") having tiled flooring, log burner, two wall mounted light points, radiator and door to:

ENTRANCE LOBBY

ideal for storage and having ceiling light point and door to:



GUESTS W.C.

having low flush W.C., vanity unit with inset wash hand basin, tiled splashbacks, radiator, ceiling light point and extractor.

FITTED KITCHEN

3.03m x 2.72m (9' 11" x 8' 11") having a range of wall and base units, complementary work surfaces, stainless steel one and a half bowl sink unit with mixer tap, UPVC double glazed window to rear, four ring gas hob with extractor above, double oven, tiled splashbacks, pelmet lighting, spotlights, a sky lantern letting in lots of natural light and radiator.

UTILITY

having space for appliances, Worcester central heating boiler, base unit with complementary work surface above, tiled splashbacks, stainless steel single bowl sink unit with mixer tap, UPVC double glazed door to rear and window to same, tiled floor and walls and radiator.

OUTSIDE PASSAGE

having two former outhouses ideal for tumble dryer and storage, door to front and further door to garage.



FIRST FLOOR LANDING

having window to front, picture rails, ceiling light point, loft access point, stained glass window and doors to:

BEDROOM ONE

5.06m x 4.45m (16' 7" x 14' 7") having UPVC leaded double glazed window to rear, Karndean flooring, ceiling light point and picture rails.

BEDROOM TWO

4.45m x 3.96m (14' 7" x 13' 0") having UPVC leaded double glazed window to front, radiator and ceiling light point.

BEDROOM THREE

3.03m x 2.71m (9' 11" x 8' 11") having UPVC leaded double glazed window to rear, radiator, picture rail and ceiling light point.

BEDROOM FOUR

3.13m x 2.53m (10' 3" x 8' 4") having UPVC double glazed windows to front and rear, radiator and ceiling light point.



FAMILY BATHROOM

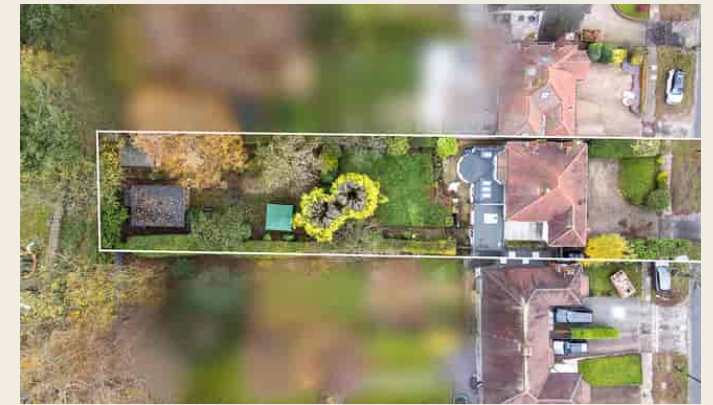
having vanity unit with inset wash hand basin, white panelled bath with waterfall effect shower above, Karndean flooring, radiator, frosted UPVC double glazed window to front, built-in storage and ceiling light point.

SEPARATE W.C.

having low flush W.C., Karndean flooring, frosted leaded double glazed window to side and ceiling light point.

OUTSIDE

The property is approached via a mono bloc driveway providing parking for multiple cars and there is a lawned foregarden edged with trees. The rear garden has a former bunker, stone patio seating area and sleepers creating raised beds and is mainly laid to lawn with hedged perimeter. At the top of the garden are two large cabins ideal for office/work space. Cabin One has lighting, power, wi-fi and would be ideal as a home office or gym. Cabin Two would also be useful as a shed/work space and to the rear is a further garden shed ideal for garden storage.



GARAGE

approached via double doors and having power and lighting.

COUNCIL TAX

Band G

TENURE

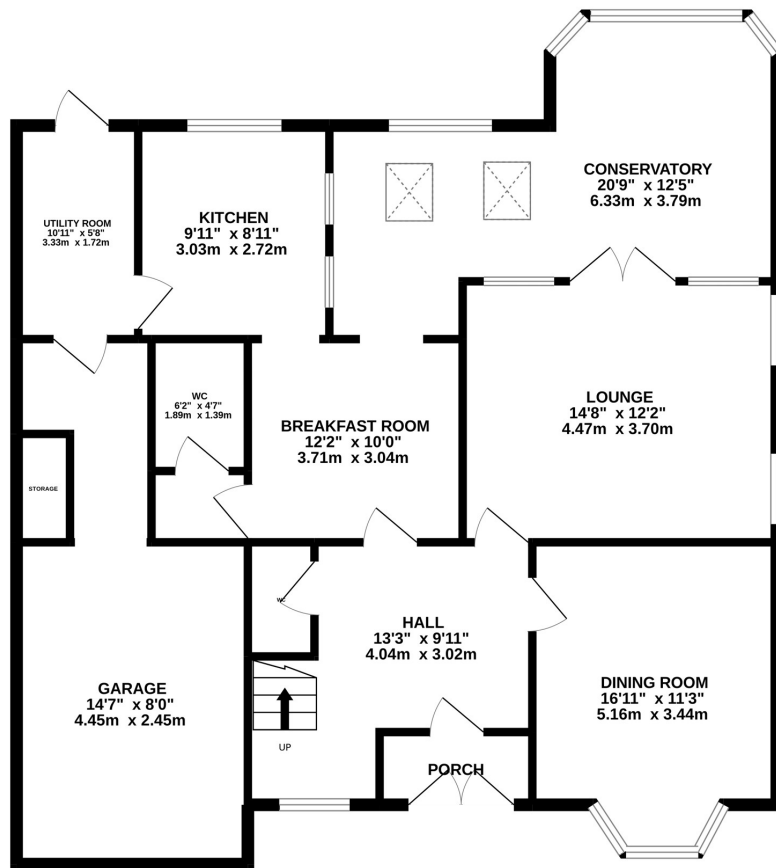
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

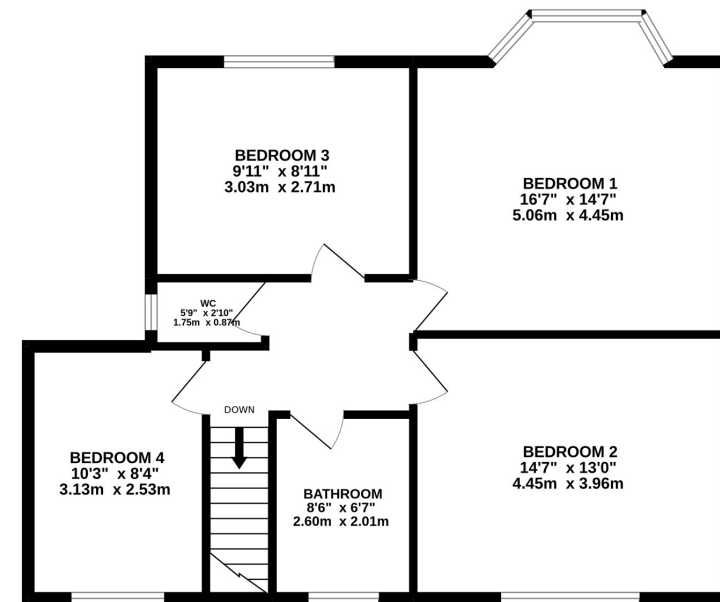
By arrangement with the Selling Agents, Bill Tandy and Company, 5 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BL on 0121 323 48 48 or fouroaks@billtandy.co.uk

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



TOTAL FLOOR AREA : 1974 sq.ft. (183.4 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.

Made with Metropix ©2022

5 Mere Green Road, B75 5BL
fouroaks@billtandy.co.uk
Tel: 0121 323 48 48

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS