



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

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

£425,000 Offers Over

**** UPDATED SEMI-DETACHED HOUSE ** VIEWING STRONGLY ADVISED **** 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 Wylde 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.



THE PROPERTY IS ARRANGED ON TWO FLOORS TO COMPRISE

PORCH

Double glazed front door and internal door opens to

RECEPTION HALL

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

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

LOUNGE

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

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 whilst door opens to

GROUND FLOOR W.C.

With a combined low flush w.c. with sink and tiled surround.



REFITTED 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

REFITTED 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.



BEDROOM 1

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

BEDROOM 2

2.38m x 3.15m max (7' 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.

OUTSIDE

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.



REAR GARDEN

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.

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/>



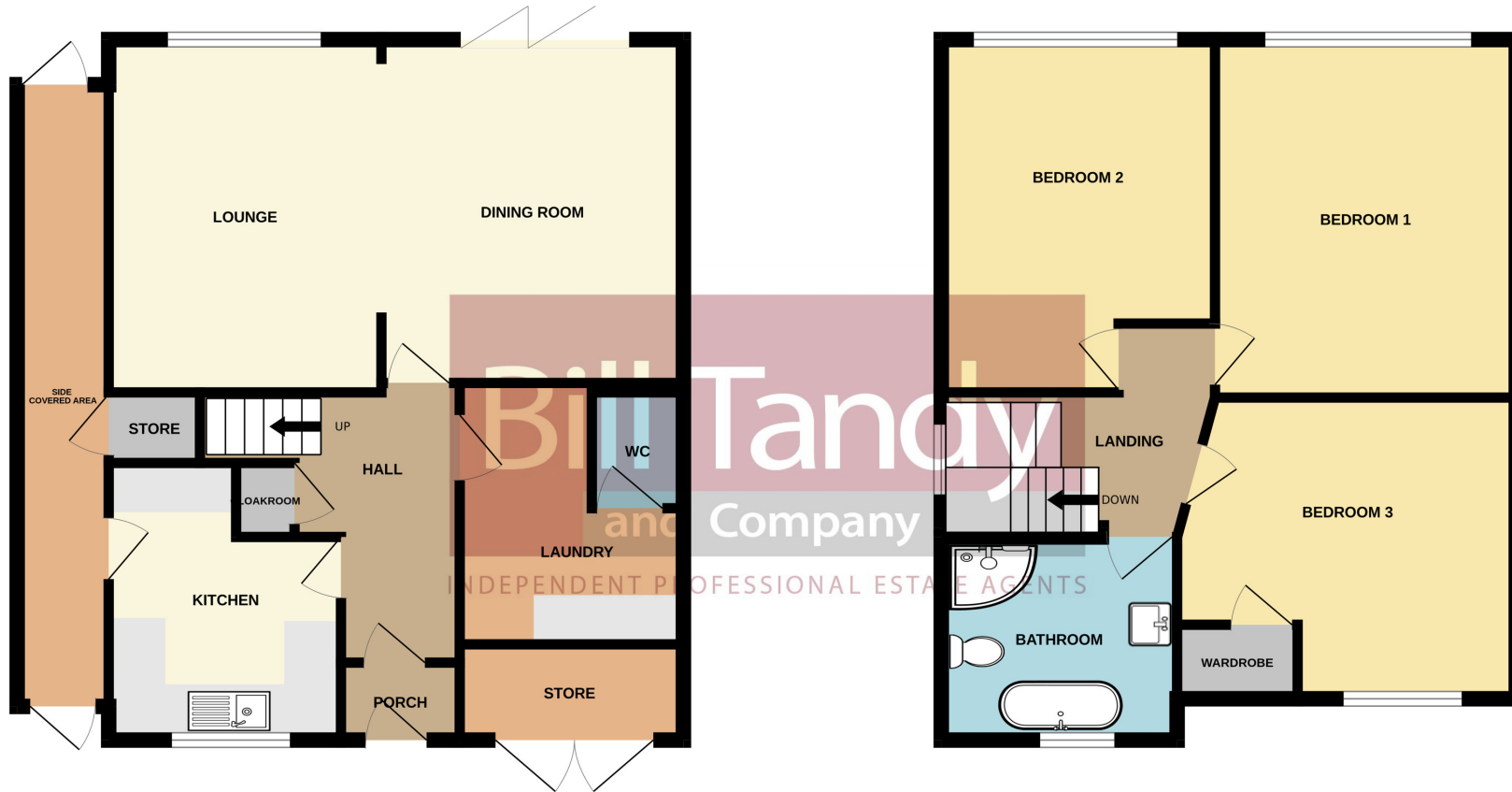
VIEWING

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



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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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