

AP MORGAN



Withy Hill Road, Sutton Coldfield
Offers in the region of £675,000

Features:

- No Onward Chain
- Detached family home
- Four bedrooms
- Renovated throughout
- Fitted kitchen
- Substantial Rear Garden
- Spacious Driveway

Description:

A TOUCH OF CLASS, this beautifully presented and lovingly extended family home which occupies a generous plot in a highly sought-after location. The double fronted traditional property blends original character with modern charm with space in abundance both inside and out, which makes it an ideal family home.

The property boasts immense kerb appeal, standing proudly with its double-fronted façade overlooking the road. A neat lawn borders the front, while a pathway leads invitingly to the entrance. To the side, a generous driveway offers ample parking for multiple vehicles, with gates opening onto the rear garden.

Inside, you are welcomed into the hallway with stairs rising to the first floor and access to all ground floor rooms. A snug featuring a bay window offers a quiet and private retreat. The rest of the ground floor embraces an open-plan layout, enhancing the sense of space and flow. The generous lounge, also with a bay window, leads seamlessly into the dining area, which comfortably accommodates a dining table and chairs. From here, the kitchen is accessed through a charming archway, creating a sense of continuity and character.

Also on this level is a versatile office space and an additional rear reception room with sliding doors opening directly onto the garden, perfect for indoor-outdoor living. The conservatory, also accessed from the dining area, provides another light-filled space to relax or entertain. A ground floor W/C completes this level.

Upstairs, the property offers four well-proportioned bedrooms, including three spacious doubles and a comfortable single. A newly fitted family bathroom features both a bath and a walk-in shower, with a separate W/C conveniently located next door.

Outside, the rear garden is a true highlight thanks to its substantial size. A gravelled area borders the house and leads onto a decking area, ideal for outdoor dining and entertaining.



Beyond the decking, a vast lawn stretches the length of the garden, complemented by mature plants and trees that add character and charm. Enclosed by fencing, the garden offers a serene and private outdoor space and an outbuilding provides convenient storage.

Details:

Snug 13'4" x 12' (4.06m x 3.66m)

Lounge 13'4" x 12' (4.06m x 3.66m)

Dining area 12' x 9'2" (3.66m x 2.8m)

Kitchen 8'10" x 8'4" (2.7m x 2.54m)

Reception Room 15'8" x 10'9" (4.78m x 3.28m)

Conservatory 18' x 8'1" (5.49m x 2.46m)

Office 7'2" x 5' (2.18m x 1.52m)

W/C

First floor landing

Bedroom One 13'5" x 11'10" (4.1m x 3.6m)

Bedroom Two 13'5" x 11'11" (4.1m x 3.63m)

Bedroom Three 12'8" x 11'2" (3.86m x 3.4m)

Bedroom Four 7'11" x 7' (2.41m x 2.13m)

Bathroom 8'4" x 8'10" (2.54m x 2.7m)

W/C

EPC Rating: E

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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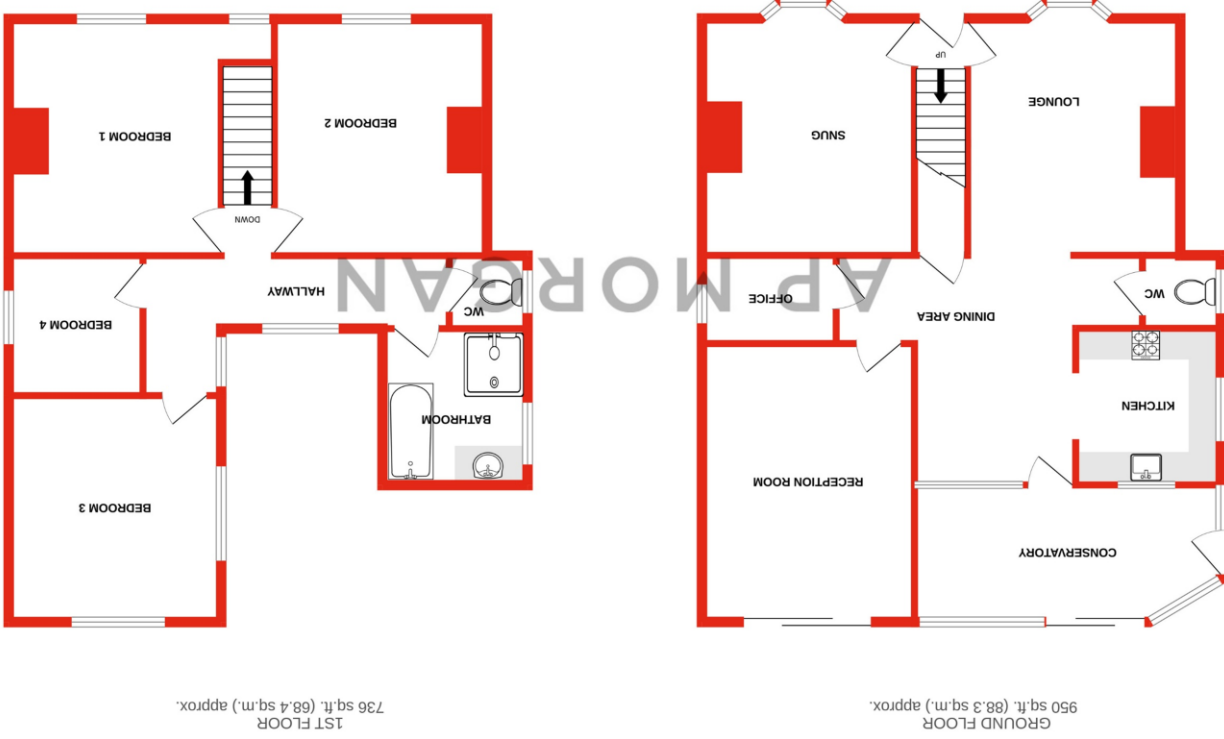
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