



Woodland Rise, Sutton Coldfield B73 6EL

£540,000

BLACK & GOLDS
ESTATE AGENTS

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*****Unique detached property in the Royal Town of Sutton Coldfield ***** with a large plot in a prime location. Situated in a quiet cul-de-sac within walking distance to the town centre, train station, the spectacular Sutton Park, the largest urban park in Europe and Wyndley leisure centre. This four bedroom property is ideal for commuters and families with several excellent primary and secondary schools including Sutton Coldfield Grammar School for Girls and Bishop Vesey Boys School.

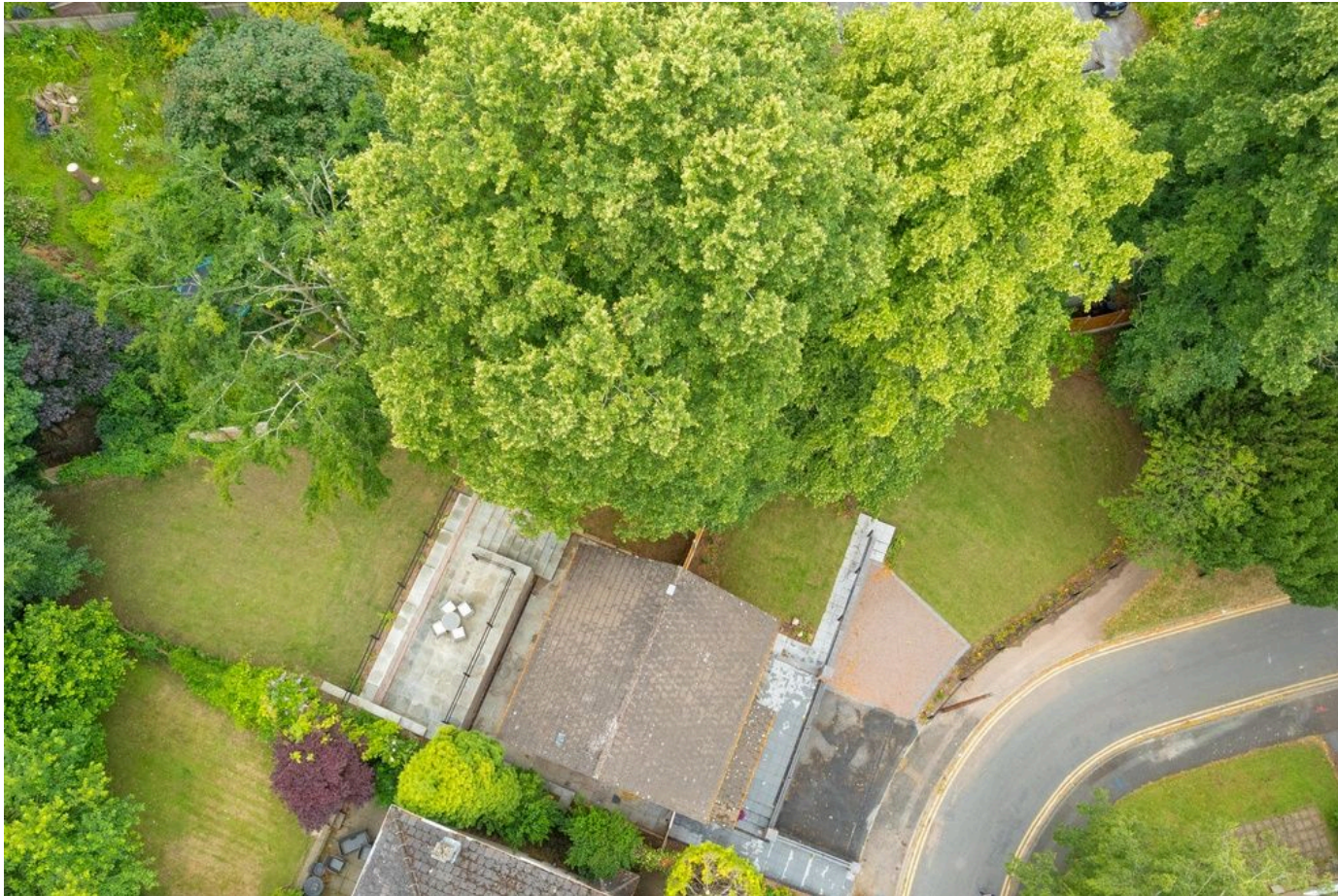
The Scandinavian inspired property briefly comprises; 4 bedrooms, family bathroom, en-suite, guest w.c., open plan lounge-kitchen-diner, utility room, large front and rear landscaped gardens with several patio areas. Boasting beautiful views over the surrounding areas with parking for several cars and scope to further develop - subject to planning, early viewing is highly recommended.

Tenure: Freehold.

EPC: C.

Council tax E.





Frontage

Very large landscaped garden with new fences to the side, new decorative fence to the front, planted borders and trees. Extending down to the side of the property to the driveway with parking for several cars, allowing ample space to incorporate a detached garage, subject to planning. There is a patio area to the side of the front door ideal for morning coffee.

Lounge/kitchen/Diner

7.32m x 6.96m (24'0" x 22'10")

Located on the top floor, this Scandinavian inspired open plan area with designated areas to relax and entertain in, accommodates the fully fitted kitchen, dining area and lounge. Light and airy with front and rear panoramic views from the new double glazed windows over the gardens and neighbouring leafy suburb.



Utility Room

Adjacent to the kitchen area, with boiler, sink, plumbing for washing machine and shelves for extra storage. Window overlooks the rear garden offering plenty of light and ventilation.



Guest w.c.

Located next to the open plan area, with window, sink and concealed w.c. Fully tiled with wood flooring.

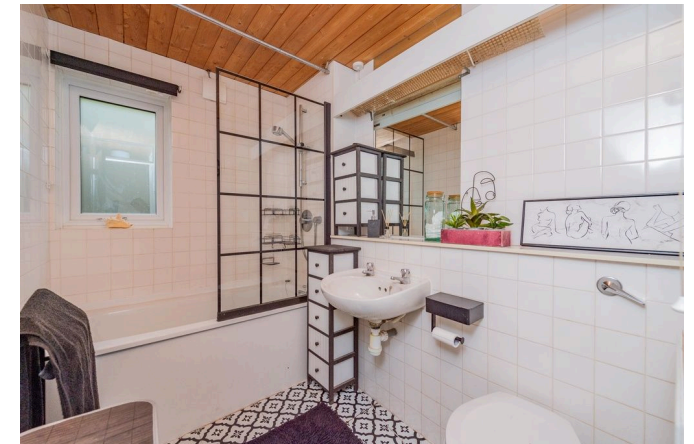
Hallway

A welcoming area, recently decorated in warm, light tones with new fitted carpets, useful storage cupboard and stairs leading to the first floor

Bedroom One

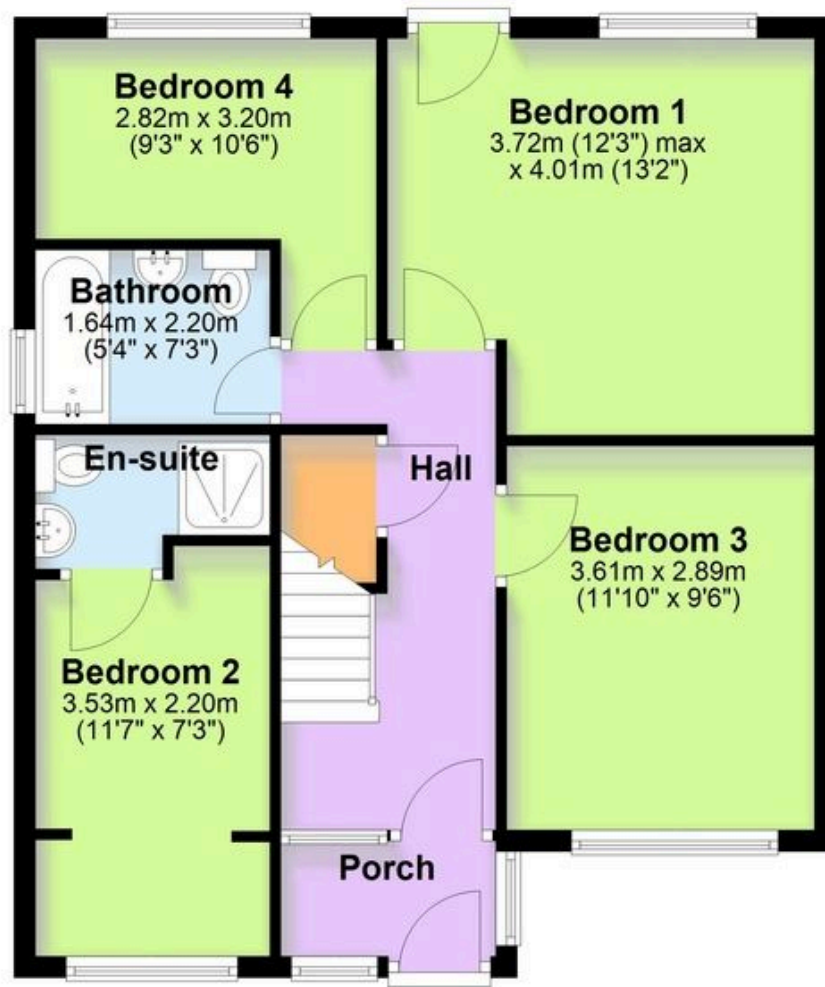
3.72m x 4.01m (12'2" x 13'1")

A lovely room located to the rear of the property with garden views from the new double glazed window and door access to the patio area outside. Newly decorated in neutral tones and new carpets in stone.



Ground Floor

Approx. 59.5 sq. metres (640.0 sq. feet)



First Floor

Approx. 50.9 sq. metres (548.1 sq. feet)



Total area: approx. 110.4 sq. metres (1188.1 sq. feet)

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