

159 SLADE LANE
SUTTON COLDFIELD
B75 5RR


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A fantastic one-bedroom contemporary cottage, recently converted to offer a modern home in this sought after semi-rural private location.

ACCOMMODATION

Ground floor:

- Living Room
- Kitchen/diner
- Bathroom

First floor:

- Principal bedroom with Skylights
- Store

Approximate gross internal floor area 513.5 sq ft (47.7 sq m).

EPC rating D.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

This newly converted traditional stable is ideally situated in a semi-rural residential area close to Mere Green in Sutton Coldfield, local amenities are abundance and there are an excellent selection of primary and secondary schools including Little Sutton Primary School, Moor Hall Primary School, St Joseph's Primary School, The Arthur Terry School, Bishop Vesey's Grammar School, and Sutton Coldfield Grammar School for Girls.

Purchasers are advised to check with the Council for up to date information on school catchment areas.

Sutton Coldfield provides an excellent choice of shops, restaurants and schooling. In nearby Mere Green there are M&S, Waitrose and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk.

Also close by is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of outdoor pursuits.

Distances

Sutton Coldfield 2.2 miles

Lichfield 8.7 miles

Birmingham 9.8 miles

M6 10.0 miles

Birmingham International/NEC 14.0 miles

(Distances approximate)

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Description of Property

This fantastic one-bedroom modern cottage is situated down a discrete private driveway in a peaceful semi-rural location.

The front door opens into the kitchen which features, floor and wall cabinets, wooden countertops, integrated oven and hob with extractor over as well as space for white goods and a small table.

A doorway leads you into the living room, a bright and inviting space thanks to its downlighting and floor to ceiling windows, there is a door leading into the bathroom. The bathroom features a bath with shower over.

To the first floor the spacious principal bedroom suite features downlighting and two skylights, it also provides access to the loft storage area.

Gardens and Grounds

The property benefits from a very generous drive offering parking for several vehicles.

A large patio offers plenty of outside space to enjoy and entertain.

The properties' unique location and positioning offers stunning views out over the countryside.

Services

We understand that mains water, gas and electricity are all connected.

Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Directions

From the agent's office at 8 High Street, head towards Four Oaks. Turn right onto Tamworth Road. After 1.9 miles turn left on to Fox Hill Road. Take the right hand turn onto Slade Lane, you will find the property on the right-hand side after 0.3 miles.

Terms

Local authority: Birmingham City Council

Tax band: TBC

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

Disclaimer - Important Notice

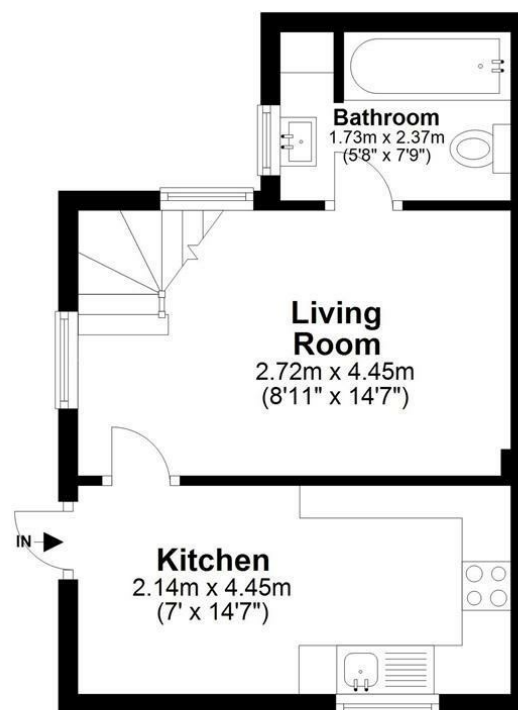




Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

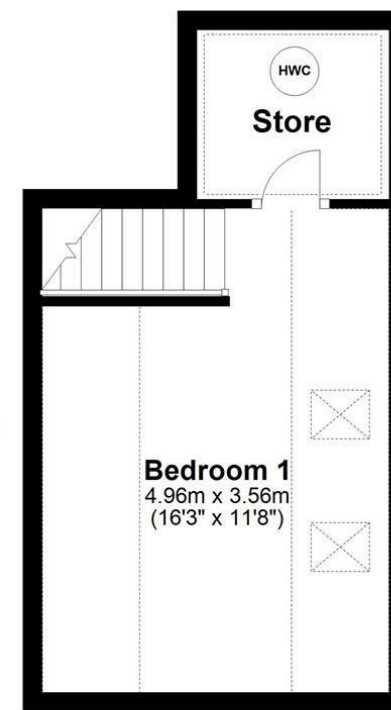
Ground Floor

Approx. 26.4 sq. metres (284.4 sq. feet)



First Floor

Approx. 21.3 sq. metres (229.1 sq. feet)



Total area: approx. 47.7 sq. metres (513.5 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

The Old Stables, 159 Slade Lane, Sutton Coldfield, B75

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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