



17 Tamworth Road
Sutton Coldfield, B75 6EB



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Fine Residential

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A SUPERBLY PRESENTED SPACIOUSLY ARRANGED SEMI-DETACHED PERIOD RESIDENCE OCCUPYING A SOUGHT AFTER LOCATION IN THIS ESTABLISHED RESIDENTIAL AREA CLOSE TO SUTTON COLDFIELD TOWN CENTRE.

This superbly presented period residence occupies a delightful setting in the established and sought after location within easy access to all amenities. Sutton Coldfield town centre is close at hand along with a wide range of schools for all ages and regular public transport including cross city rail services.

Attractive in appearance the property stands back from the road behind a neat foregarden with driveway providing off road parking.

The spaciouly arranged double glazed gas centrally heated accommodation which has been sympathetically modernised yet retains many of the charming original period features briefly comprises: -

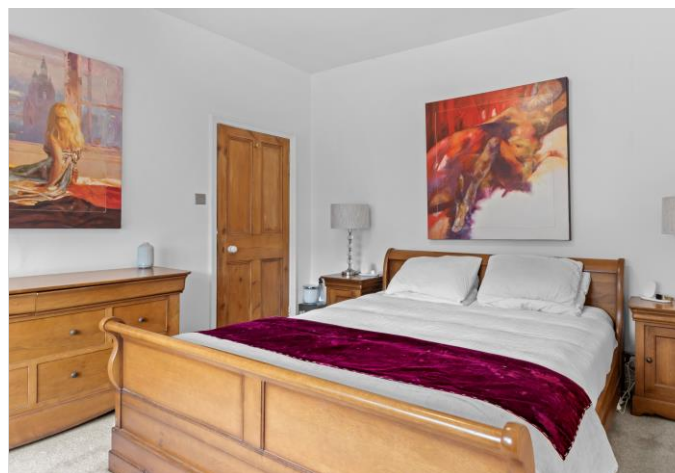
Reception Hall with Porcelanosa Ceramic tiled wood effect flooring.

Guest Cloaks with shower, wc, ceramic floor tiling, pedestal wash basin and chrome ladder radiator.

Kitchen with wall and floor cupboards, wooden worksurfaces, inset Belfast sink, built in dishwasher, Rangemaster style cooker with two warming drawers, two ovens, grill, gas hob with 7 burners.

Utility with wall and floor cupboards, plumbing for washing machine, housing for American fridge/freezer, wooden worksurface, roof light, wooden laminate flooring and door to rear garden.





Lounge 12' x 13'6 into bay with bay window to front, ceiling rose and coving, fireplace with timber surround and quarry tiled hearth.

Dining Room 12'7" x into bay x 10'5" with bay window to rear and ceiling coving.

Bar 11'7" max x 13'8" with bar incorporating led lighting, bifold doors to garden and wooden laminate flooring.

On The First Floor

Bedroom One 12'5" x 11'10" with window to front.

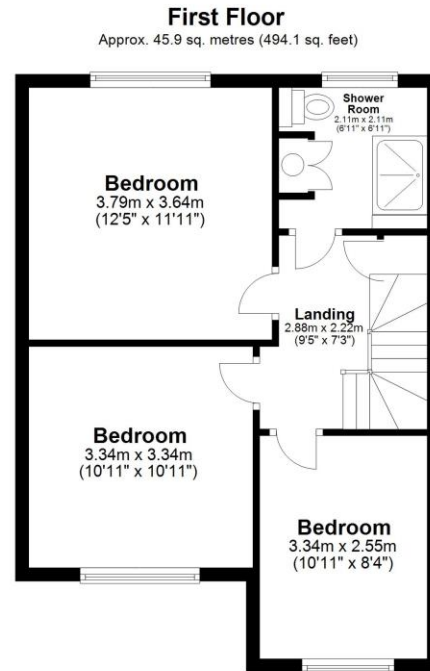
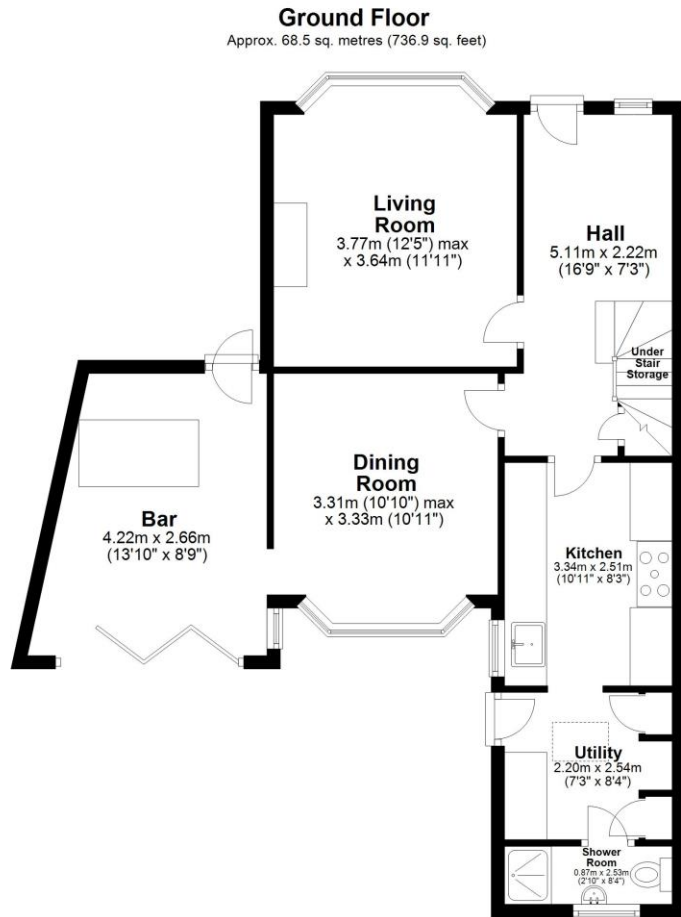
Bedroom Two 11'10" x 10'11" with window to rear.

Bedroom Three 8'4" x 10'10" with window to rear.

Wet Room with round washbasin set on white onyx stone worksurface with freestanding brushed brass tap, and chestnut vanity unit with cupboard below and illuminated mirror above. Large walk in shower with rain head and hand shower fitment in matching brushed brass finish. Wc with concealed suite, Porcelanosa ceramic wall and floor tiling, ladder radiator and underfloor heating.

Private Garden with Southerly Aspect paved patio, lawns, raised flower borders, and a mixture of evergreen hedging.

Shed.



Total area: approx. 114.4 sq. metres (1231.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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