



3 Digby Road  
Sutton Coldfield, B73 6HG



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Fine Residential



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AN OUTSTANDING WELL PROPORTIONED FAMILY HOME OCCUPYING A DELIGHTFUL ESTABLISHED LOCATION IN THIS VERY SOUGHT AFTER RESIDENTIAL AREA WITH STUNNING VIEWS OF SUTTON PARK AND WITHIN WALKING DISTANCE OF SUTTON COLDFIELD TOWN CENTRE.

The property has been tastefully modernised while preserving its traditional features and occupies a delightful setting in this established and highly sought after location close to Sutton Park and the Town Centre. All amenities are within walking distance including schools for all ages, comprehensive shopping facilities, public transport including cross city rail services from Sutton Coldfield Station and recreational facilities at Wyndley Leisure Centre.

The well proportioned accommodation with gas central heating and double glazing briefly comprises:

Enclosed Porch with ceramic tiled floor.

Reception Hall with beamed ceiling, panelled walls and wooden laminate flooring.

Dining room with stone fireplace, large bay window to front and wooden laminate flooring.



Lounge with beamed ceiling, chandelier light, beamed inglenook with exposed brick and two feature windows either side. Wooden laminate flooring and bay window to rear with bifold doors to garden.

Kitchen/breakfast with a range of shaker style wall and floor units, drawers, Quartz worksurfaces and upstands. Tiled splash back, built in dishwasher, stainless steel under mount sink, freestanding oven with 5 ring hob and extractor above. Island unit with cupboards and wooden breakfast bar. Two bifold doors to patio and ceramic floor tiling.

Utility with cupboards, Quartz worksurfaces and stainless steel sink with drainer. Ceramic floor tiling and door to side.

Guest Cloakroom with wc, washbasin with cupboard below, chrome ladder radiator and ceramic wall and floor tiling.







## On the First Floor

Bedroom One with a range of fitted wardrobes incorporating hanging rails, shelving and drawers. Chandelier light and bay window overlooking the front gardens.

Bedroom Two with fitted wardrobes incorporating hanging rails, shelving and drawers. Window overlooking the rear gardens.

Bedroom Three with bay window overlooking the front gardens.

En Suite Shower Room. Shower enclosure, washbasin with cupboards below, wc, chrome ladder radiator and ceramic wall and floor tiling.

Bedroom Four with fitted wardrobes incorporating hanging rails, shelving and drawers. Window overlooking the rear gardens.

Main Bathroom with large freestanding bath, twin washbasin with drawers below, wc and enclosed corner shower. Chrome ladder radiator and ceramic wall and floor tiling.



## Outside

Single Garage with light and power.

Private Gardens with raised paved patio, steps down to the lawn, planted borders and a variety of evergreen trees, shrubs and bushes.

Air Raid Shelter/Store under patio.

Side gate.

Security system consisting of cameras and alarm.

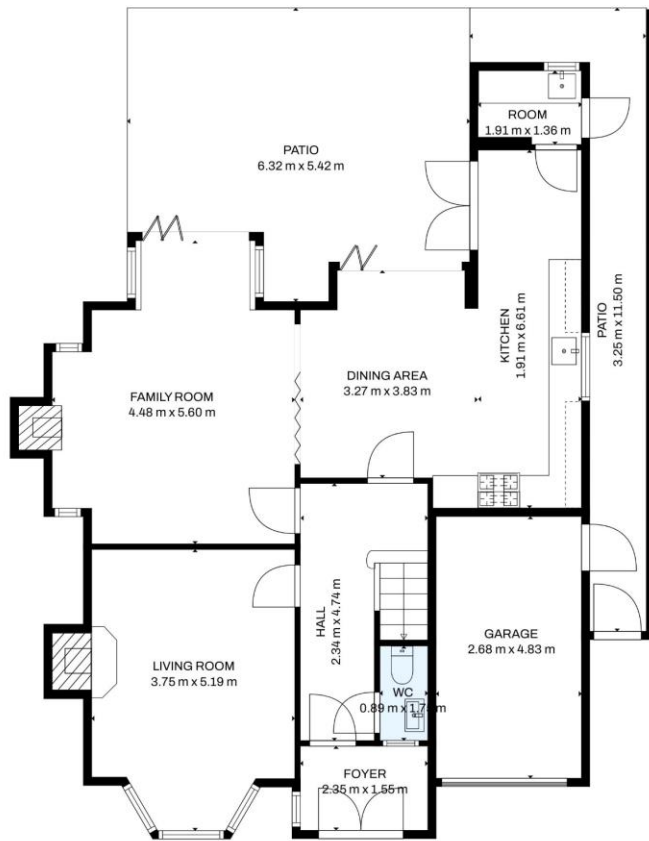
Council Tax Band: G



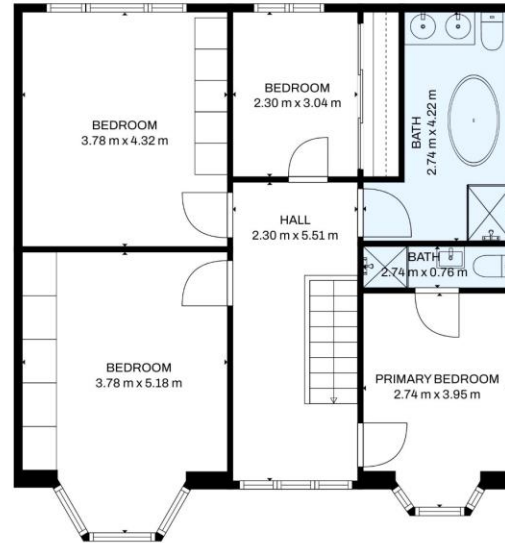








FLOOR 1



FLOOR 2

**TOTAL: 164 m<sup>2</sup>**  
 FLOOR 1: 84 m<sup>2</sup>, FLOOR 2: 80 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 13 m<sup>2</sup>, PATIO: 43 m<sup>2</sup>, FIREPLACE: 2 m<sup>2</sup>  
 FLOOR PLAN CREATED BY CUBICASA APP: MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 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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