



Bishops Road
Sutton Coldfield, B73 6HX



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Fine Residential

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A SPACIOUSLY ARRANGED DETACHED VICTORIAN FAMILY RESIDENCE OCCUPYING A VERY SOUGHT AFTER LOCATION IN THIS ESTABLISHED RESIDENTIAL AREA WITHIN WALKING DISTANCE OF SUTTON COLDFIELD TOWN CENTRE.

This charming period residence occupies an enviable position close to Sutton Coldfield Town Centre and within walking distance of all amenities including a wide range of shopping facilities, schools for all ages, public transport including cross city rail services from Sutton Station, Sutton Park and Wyndley Leisure Centre.

Impressive in appearance the property stands well back behind a lawned foregarden with drive approach affording off road parking.

The spaciously arranged family accommodation which retains many of its original period features and benefits from gas fired central heating and partial double glazing briefly comprises:

Vestibule Entrance with Minton tiled floor, ceiling cornice and rose.

Reception Hall. Entrance door with stained glass insets, Minton tiled floor, dado rail, ceiling cornice and rose.

Understairs Cupboard.

Guest Cloakroom with washbasin and wc.





On The Ground Floor

Lounge/Dining Room. A through room with feature open Minster fireplace, deep ceiling cornice, two ceiling roses, dado rail, panelled square bay window with stained glass insets overlooking the front and French doors to the rear garden.

Sitting Room/Snug. Feature fireplace with black leaded range, timber surround and quarry tiled hearth, fitted pine dresser, ceiling cornice and bay window to side overlooking the patio.

Breakfast/Kitchen with an extensive range of shaker style units in maple with integrated appliances. Inset 1½ bowl stainless steel sink, floor cupboards and drawers, wall units, tall storage cupboards, built in oven, inset four ring hob with extractor above, built in fridge/freezer and microwave. Plumbing for dishwasher, ceramic tiled floor, windows overlooking the gardens and French door to patio.

Outside

Large Side Utility Room with light, power and double doors to front. Door to rear.

Private Rear Garden with Southerly Aspect. Blue brick paved patio, lawn borders and a variety of mature trees, shrubs and bushes. Walled rear boundary and Garden Shed.

Gated Side Entrance.





On The First Floor

Landing with double height ceiling incorporating Velux window.

Hatch to loft space.

Bedroom One with understairs cupboard, ceiling cornice and three windows to front.

Bedroom Two with window overlooking the rear garden.

Bedroom Three with cast iron fireplace and window overlooking the rear garden.

Bathroom/wc. Bath with shower fitment above and side screen. Washbasin on chrome stand and wc. Metro style wall tiling and chrome ladder radiator. Linen Cupboard.



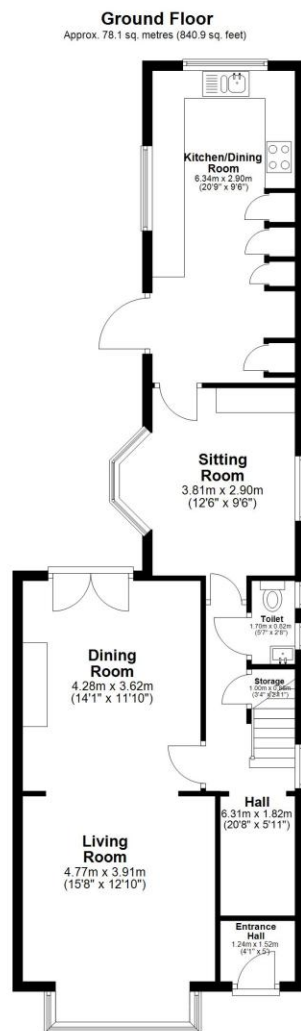
On The Second Floor

Landing with window to side.

Bedroom Four with access to roof space, window to front, additional window to side and Velux window. Bathroom/wc. Bath with shower above, corner hand washbasin and wc. Chrome ladder radiator and wall tiling.







Total area: approx. 176.6 sq. metres (1900.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 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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