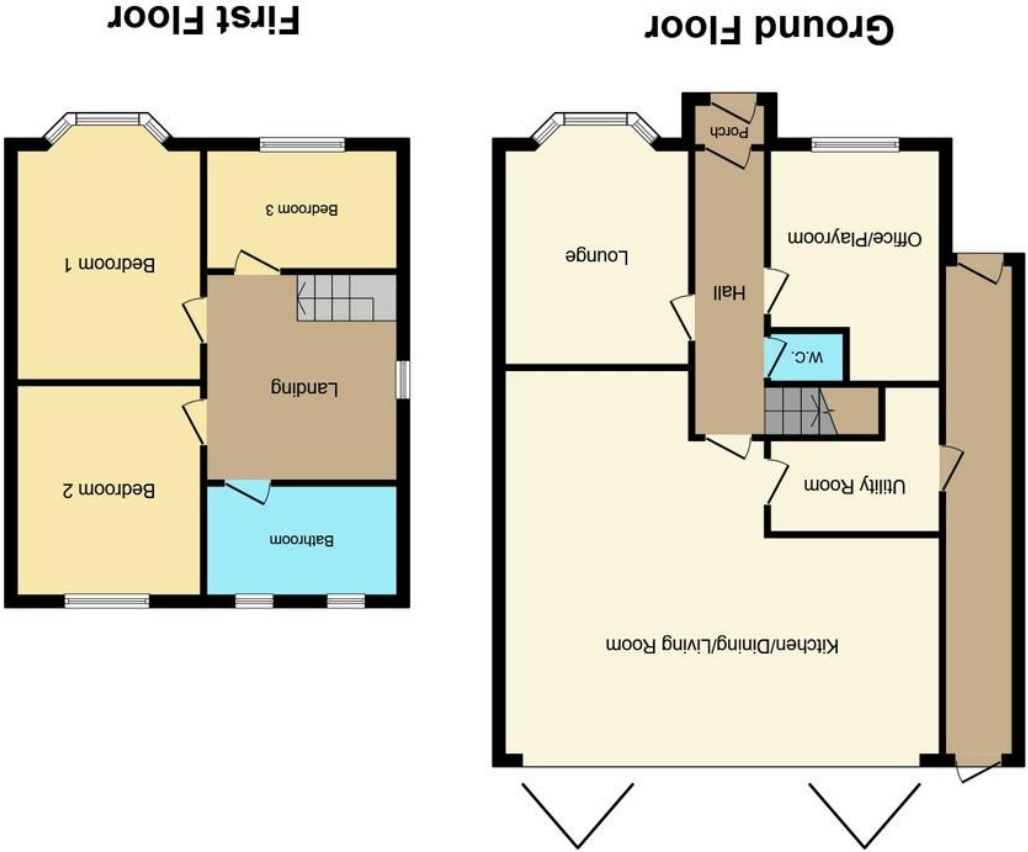


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

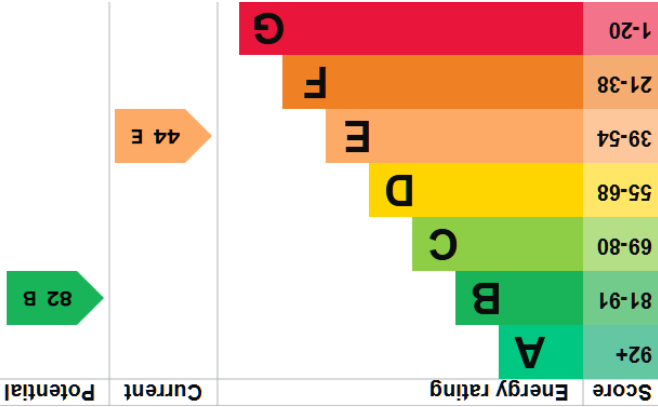
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBox



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Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



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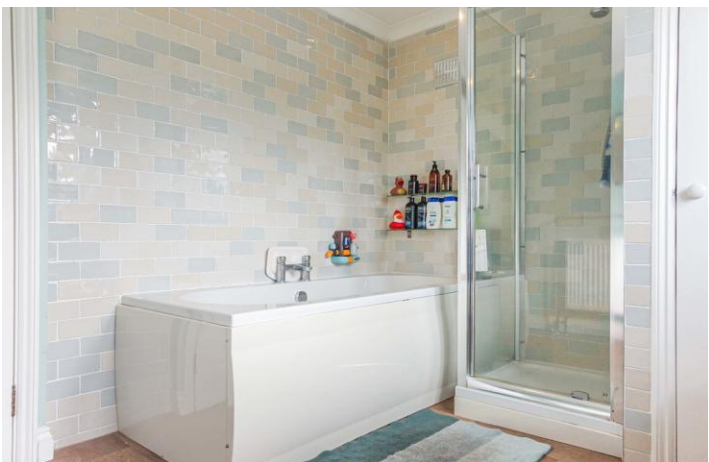


- Beautifully Presented & Vastly Extended Family Home
- Hallway With Guest WC
- 2 Formal Reception Rooms
- Stunning Open Plan Kitchen/Dining/Living Room
- Utility Room



Ashfurlong Crescent, Sutton Coldfield, B75 6EN

Offers In Excess Of
£550,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Green and Company are delighted to offer to the market this beautifully presented and thoughtfully extended 3 bedroom traditional detached family home situated within a highly sought after area of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre. Approached via a driveway to the front the home is entered via an enclosed porch which leads to the hallway with guest WC off, 2 formal reception rooms to the front, a vastly extended and stunning open plan kitchen, living and dining area with bi-folding doors to the rear and a separate utility room. On the first floor there are 3 great sized bedrooms and a family bathroom and to complete the home there is a great sized private rear garden.

Homes of this size and standard within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED ENTRANCE PORCH

HALLWAY Having a staircase rising to the first floor, coving, wood effect flooring, radiator and doors to:

FORMAL LOUNGE 14' 2" to bay x 10' 10" (4.32m x 3.3m) A great sized formal living room with a deep walk in bay to the front aspect, a feature fireplace as the focal point, coving and radiator.

OFFICE/PLAYROOM 15' 5" x 7' 9" (4.7m x 2.36m) Offering a multitude of uses and making a great office/playroom, with a window to the front aspect, spot lights and radiator.

OPEN PLAN KITCHEN/LIVING/DINING ROOM 27' 8" max 13' 2" min x 23' 4" max to units 15' 3" min (8.43m max 4.01 min x 7.11m max to units 4.65m min) A stunning open plan kitchen, living and dining room, the kitchen area includes a stylish and comprehensive range of matching wall and base mounted units with complementing wooden work surfaces over, integrated double oven and warming drawer, integrated dishwasher and wine fridge, a large central island/breakfast bar with induction hob with extractor fan over, space for an American Style fridge freezer, full width bi-folding doors giving access to and views over the private rear garden, a large living area and separate dining area, 5 raised sky lights and spot lights throughout and a further door to the utility room.

UTILITY ROOM 7' 8" x 7' 10" (2.34m x 2.39m) To include a further matching range of wall and base mounted units with complementing work surfaces,

space and plumbing for white goods, a sink and drainer unit, useful under stairs walk in pantry and a door to the covered side passage.

From the hallway a returning staircase rises to the first floor landing with doors to:

BEDROOM ONE 14' to bay x 11' (4.27m x 3.35m) Having a deep walk in bay to the front and radiator.

BEDROOM TWO 11' 4" x 12' 6" (3.45m x 3.81m) Having a window to the rear and radiator.

BEDROOM THREE 8' 8" x 12' 6" (2.64m x 3.81m) Having a window to the front and radiator.

FAMILY BATHROOM To include a matching white suite with a panelled bath and separate shower cubicle, low level WC, wash hand basin, heated towel rail, storage cupboard and 2 rear facing windows.

OUTSIDE To the rear of the home there is a great sized private garden with a patio for entertaining, mainly laid to lawn with mature trees and shrubs to the boundaries offering maximum privacy and ideal for the family buyer.

COUNCIL TAX BAND E Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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