



Woodlands

Coppice Lane, Middleton, B78 2BS



MARK BENTLEY
ESTATE AGENT



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An outstanding freehold detached country home set in approximately 3 acres & offering 6,000 sq ft of accommodation including 5 large bedrooms, 3 bathrooms, 4 reception rooms, superb kitchen, utility room, boot room, double garage and swimming pool.

Woodlands enjoys delightful views over open fields and countryside

Woodlands, which is an impressive and extremely spacious home, is set well back from the road behind electric gates and just a quarter of a mile from the London Road/A446, so is well located to access the M42 at Junction 9, A38 at the Bassetts Pole roundabout and the M6 Toll.

Comprehensive shopping facilities and are available at Sutton Coldfield and Tamworth. Train services to Birmingham and London are available from both Sutton Coldfield and Tamworth.

Sutton Coldfield offers a host of nurseries, primary and secondary schools including Bishop Vesey and Sutton Girls Grammar School.

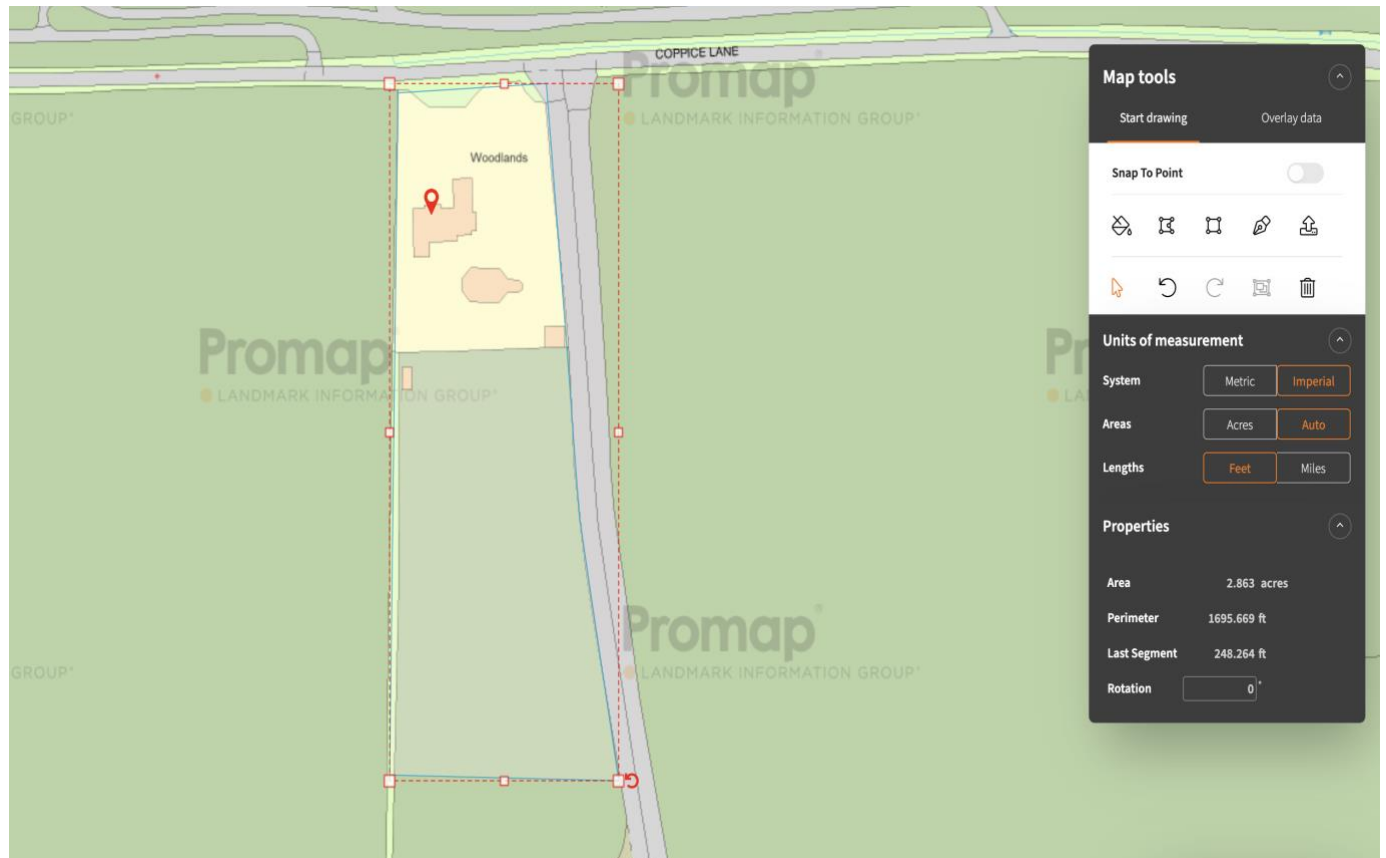
The Fig & Olive with its food hall, butchers, florists, home department and restaurant and bar is only half a mile away.

Middleton Village is 1.5 miles (a 3 minute drive) and has a convenience store, church, village hall/recreation room nursery and the popular Green Man Pub.

Woodlands, which is set behind boundary hedging and walling and double electric gates comprises:

Large Foregarden

Substantial block paved drive providing parking space for numerous cars, central fountain and lawns.





Ground Floor

Most Impressive Entrance Hall

Double glazed double entrance doors with side glazed panels, 2 radiators, sky light, doors to guest cloakroom, utility room, lounge, sitting room and kitchen/family room and stairs to the first floor.

Fitted Guest Cloakroom

WC, Wash basin set on corner unit with cupboard under, radiator, full height wall tiling and tiled floor.

Spacious Lounge

Large inglenook with substantial brick fireplace with built in multi-fuel fire, double glazed window on either side and granite hearth, radiator and double glazed window with double doors to the patio.

Sitting Room

Radiator and double glazed window facing front.

Dining Room

Radiator, double glazed window side and double glazed window with double doors to the patio.

Stunning Open Plan Kitchen and Family Room

Kitchen

Superb range of fitted base cupboards and drawers, with super granite work surfaces over, excellent range of built in pantry cupboards with pull out shelving, sink unit with swan neck mixer tap, large electric Aga set in ornate surround with cupboards and drawers, wine rack, space for large American style fridge freezer, large central island with super granite work surface, built in cupboards and space for numerous stools, double glazed window overlooking the garden and open access to:

Enormous Family Room

3 radiators, double glazed bi-fold doors to the patio, double glazed window overlooking the garden, double glazed door to the side entrance and doors to the Pantry and Boot Room.





Pantry

Fitted base cupboards with wine rack, granite work surface, shelved wall cupboards over, wall and floor tiling.

Large Boot Room

Fitted base cupboards with large sink with mixer tap, space for washing machine and dishwasher or tumble dryer, excellent range of fitted storage cupboards, space for large fridge freezer, wine rack, cupboard, housing IT and security systems, radiator, double glazed window facing front and double glazed door to side.

Approached from the entrance hall:

Large Utility Room

Fitted base cupboards with large sink, plumbing for washing machine, granite work surface, Mirror fronted sliding door storage cupboards housing Vaillant gas fitted central heating boiler, hot water cylinder and space for drying clothes, double glazed door and window to side over and door to:

Double Garage

Roller shutter entrance door and door to the side.

First Floor

Gallery Landing

2 radiators and double glazed window facing front.

Principal Bedroom

An outstanding bedroom with vaulted ceiling, two sets of mirror doored wardrobes, 4 radiators, 2 Velux windows, double glazed window facing rear and double glazed double doors with Juliet balcony overlooking the patio and fields beyond.

En-Suite

Large shower cubicle, wash basin set on stand with shelf under and large fitted mirror over, WC, radiator and double glazed window window facing side.

Bedroom 2 A large double bedroom with radiator, double glazed windows facing side and rear and a good range of mirror door wardrobes incorporating access to:

Dressing Room

Radiator, double glazed window facing front and door to:

Large En-Suite Bathroom

Bath set in tiled surround, storage cupboards, twin wash basins set in ornate stands with shelves under, shower cubicle, WC, bidet, 2 radiators, double glazed window facing side and Velux window.

Bedroom 3

Full length range of sliding mirror doored wardrobes, radiator and double glazed window overlook the rear garden and paddock.

Bedroom 4

Fitted sliding mirror doored wardrobes, radiator and double glazed window overlooking the rear garden and paddock beyond.

Bedroom 5

Full width range of fitted wardrobes with sliding mirror fronted doors, radiator and double glazed window facing front.

Family Bathroom

Jacuzzi bath with tiled toiletries shelf, wash basin set on ornate stand with shelf under, WC, large wall mirror, radiator, double glazed window facing side and Velux window.

Outside

Large Conservatory housing Swimming Pool

Very Attractive Rear Garden

Large patio, large ornate garden pond with bridge, lawns and a variety of shrubs.

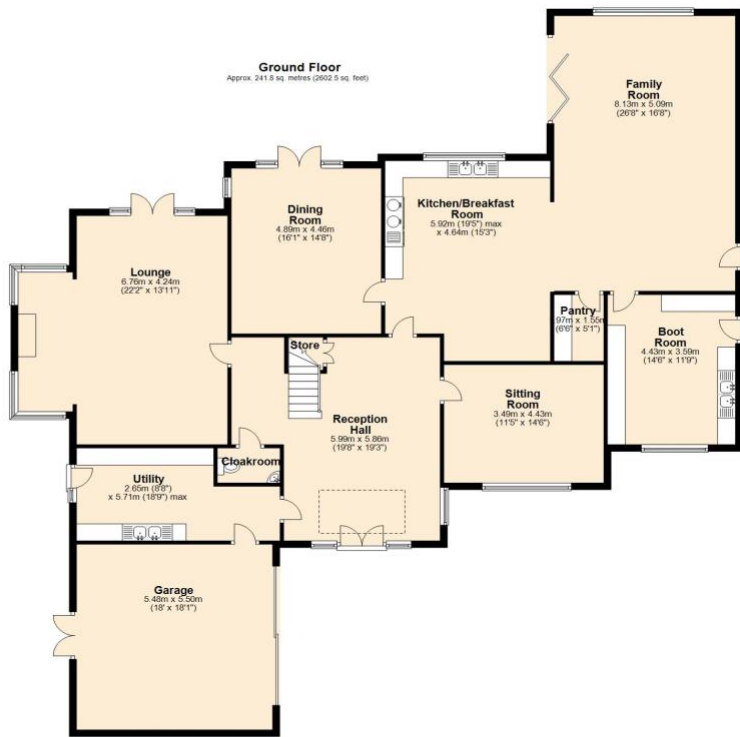
Note: There are double gates either side of the house providing access to the rear garden and the paddock beyond.

Large Grass Paddock

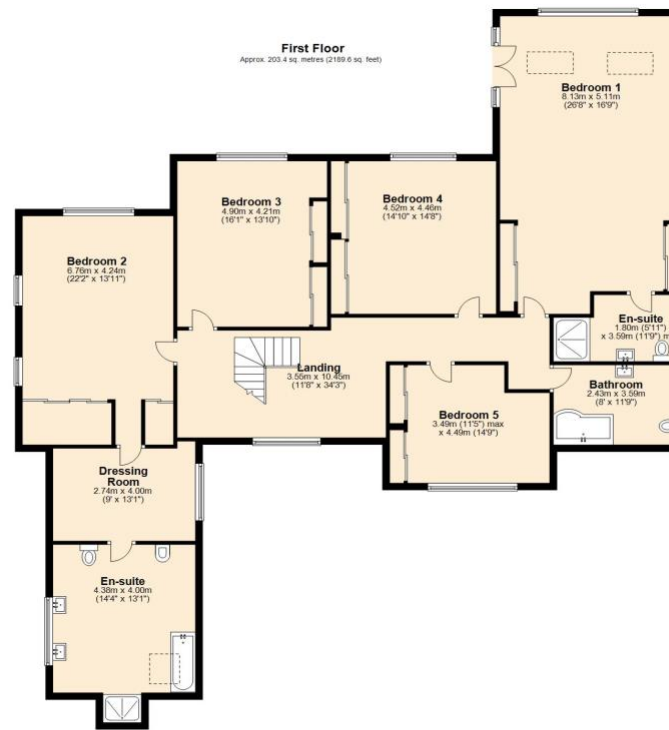
Boundary hedging, trees and fencing.



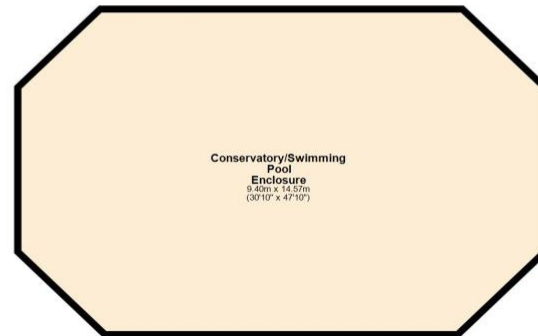




Ground Floor
Approx. 241.6 sq. metres (2602.9 sq. feet)



First Floor
Approx. 203.4 sq. metres (2195.6 sq. feet)



Conservatory/swimming pool
Approx. 128.2 sq. metres (1388.9 sq. feet)

Total area: approx. 571.4 sq. metres (6150.7 sq. feet)

General Information

Tenure: Freehold

Council Tax Band: H

Services: Mains gas, electric and water are connected. Sewerage is a septic tank

Broadband: Fast broadband is available from several suppliers.

Viewing: Call Mark Bentley on 0121 353 6212 or 07768 035 065 or: email mark.bentley@exp.uk.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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