



ROCK INNOVATE

PROPERTY PROFESSIONALS

Infantry Place

Sutton Coldfield, B75 7HD

ROCKINNOVATE.COM

WELCOME TO THIS EXCEPTIONAL FIVE/SIX
BEDROOM DETACHED FAMILY HOME NESTLED
WITHIN A SOUGHT-AFTER MODERN
RESIDENTIAL DEVELOPMENT. POSITIONED
PROMINENTLY ON A CORNER PLOT, THIS
OUTSTANDING PROPERTY IS ENVELOPED BY
METICULOUSLY MAINTAINED HEDGEROWS
AND A GRACEFUL BIRCH TREE, OFFERING
PRIVACY AND TRANQUILITY.

AS YOU APPROACH, THE ALLURE OF THE
DOUBLE-FRONTED HOME IS UNDENIABLE,
WITH ITS ATTRACTIVE FACADE
COMPLEMENTED BY A DETACHED DOUBLE
GARAGE, PROVIDING AMPLE OFF-ROAD
PARKING AND STORAGE OPTIONS. A LUSH
LAWN ADORNS THE FRONT, GUIDING YOU
ALONG THE PATH TO THE WELCOMING
ENTRANCE DOOR.



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INFANTRY PLACE
GROUND FLOOR

UPON ENTERING, THE INVITING HALLWAY SETS THE STAGE FOR THE GROUND FLOOR ACCOMMODATION. A SPACIOUS LIVING ROOM BECKONS, OFFERING GENEROUS SPACE FOR LOUNGING, WHILE FRENCH DOORS LEAD TO THE EXPANSIVE CONSERVATORY, FLOODED WITH NATURAL LIGHT AND OFFERING VIEWS OF THE REAR GARDEN. THE WELL-APPOINTED BREAKFAST KITCHEN BOASTS A HARMONIOUS BLEND OF WALL AND BASE UNITS, ALONG WITH BUILT-IN APPLIANCES, WHILE THE ADJACENT UTILITY ROOM ADDS CONVENIENCE. ADDITIONALLY, A VERSATILE DINING ROOM, CURRENTLY UTILISED AS A SIXTH BEDROOM, AND A GUEST CLOAKROOM COMPLETE THE GROUND FLOOR LAYOUT.



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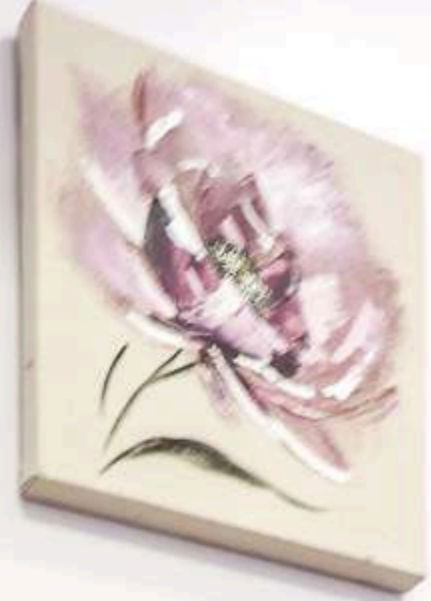
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INFANTRY PLACE
FIRST FLOOR

ASCENDING TO THE FIRST FLOOR, A LANDING LEADS TO THE MASTER BEDROOM, A HAVEN OF COMFORT FEATURING BUILT-IN WARDROBES, AMPLE FLOOR SPACE, AND AN EN-SUITE SHOWER ROOM. THE SECOND BEDROOM ALSO OFFERS BUILT-IN STORAGE AND EN-SUITE, WHILE THE FIFTH BEDROOM/STUDY OVERLOOKS THE FRONT ASPECT.



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INFANTRY PLACE
SECOND FLOOR

CONTINUING TO THE SECOND FLOOR, A CENTRAL LANDING GUIDES YOU TO THE THIRD AND FOURTH BEDROOMS, EACH OFFERING THEIR OWN RETREAT. A CENTRALLY LOCATED FAMILY BATHROOM SERVES THIS LEVEL, PROVIDING PRACTICALITY AND COMFORT FOR FAMILY MEMBERS OR GUESTS.



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CONCRETE SOLUTIONS

INFANTRY PLACE
THE REAR

STEPPING OUTSIDE, THE REAR GARDEN IS A TRUE OASIS, OFFERING AN ABUNDANCE OF OUTDOOR SEATING AND ENTERTAINMENT SPACE. A WELL MAINTAINED LAWN TAKES CENTRE STAGE, SURROUNDED BY BORDERS OF EVERGREENS, WHILE A DECKING AREA PROVIDES A PERFECT SETTING FOR AL FRESCO DINING OR RELAXATION. BEHIND THE DOUBLE GARAGE, A SLAB PAVED SECTION OFFERS ADDITIONAL UTILITY, COMPLEMENTED BY AN OUTDOOR STORAGE SHED.



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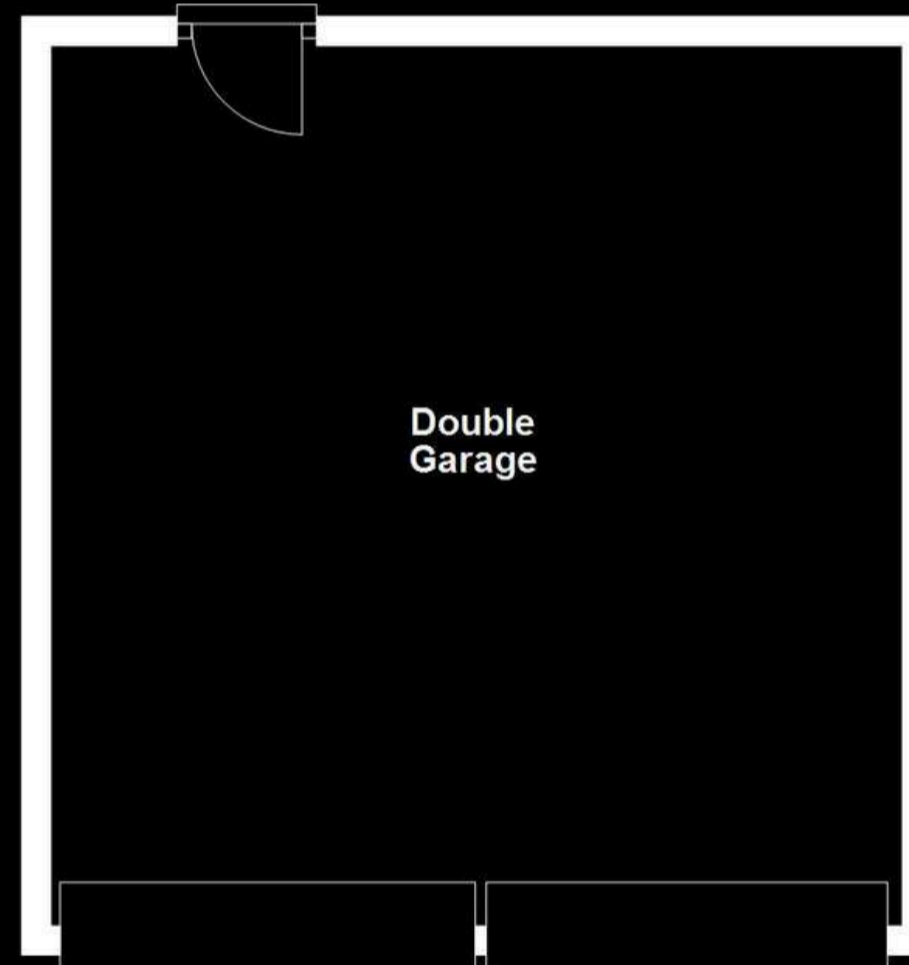
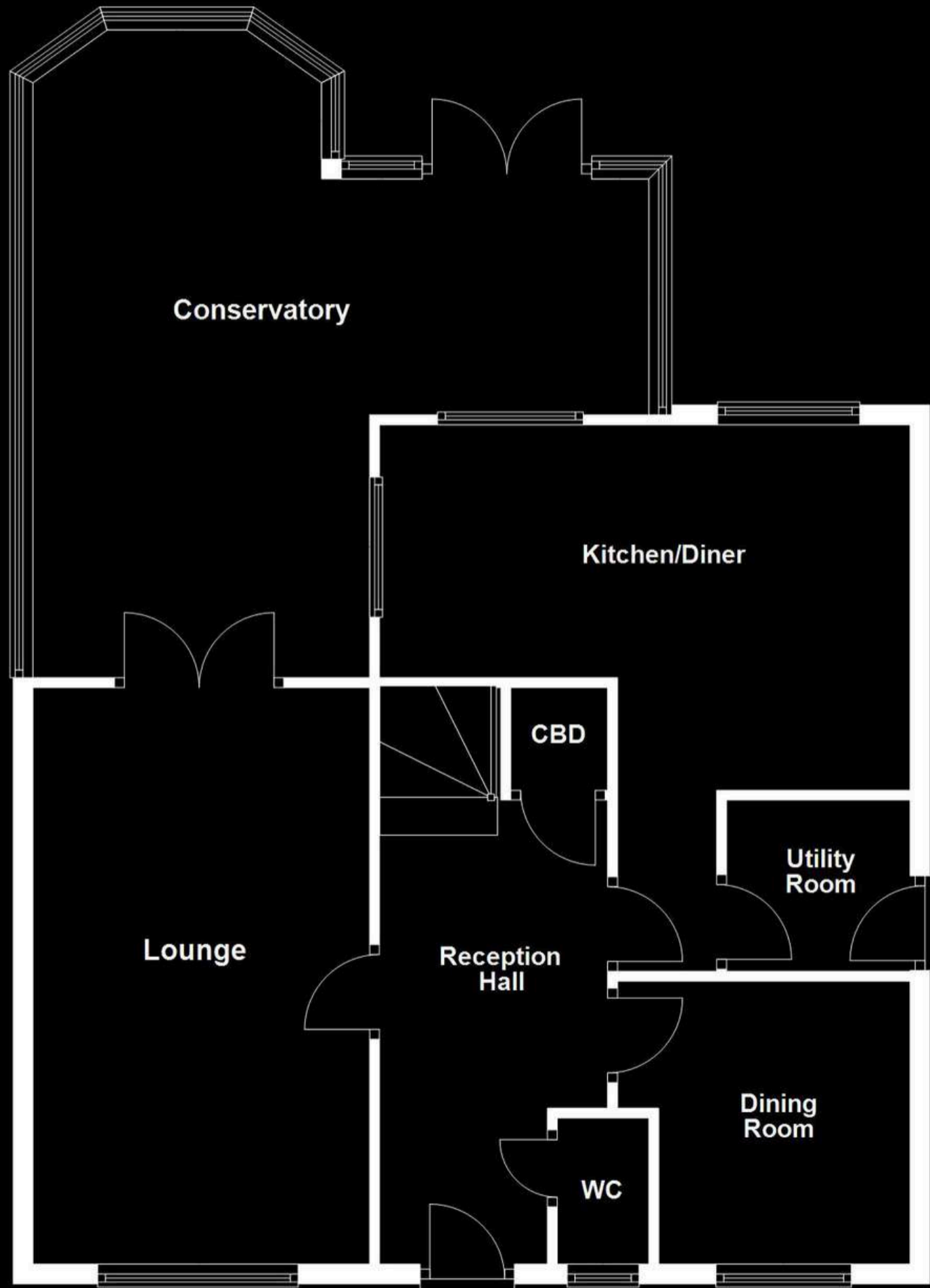
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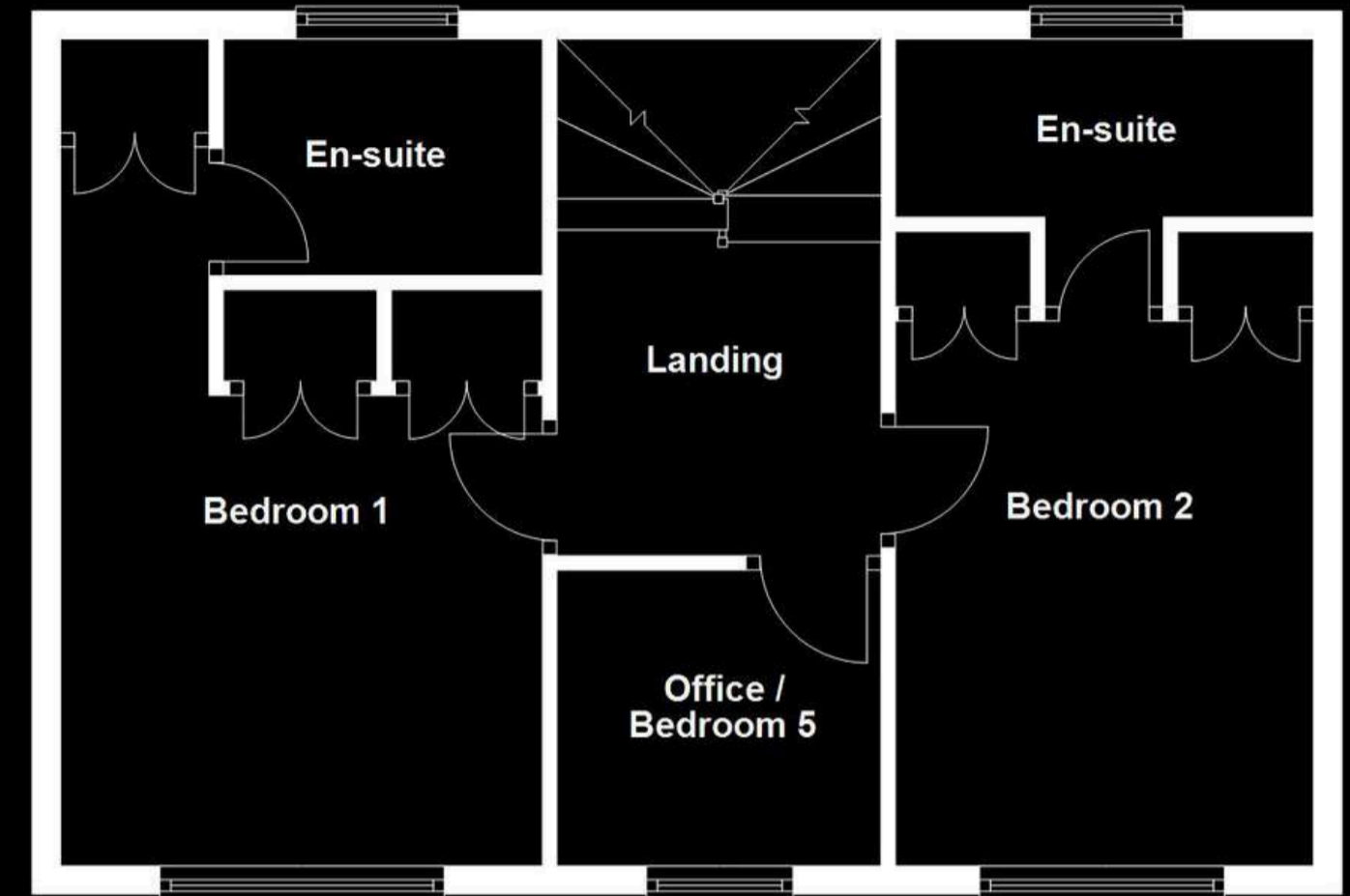


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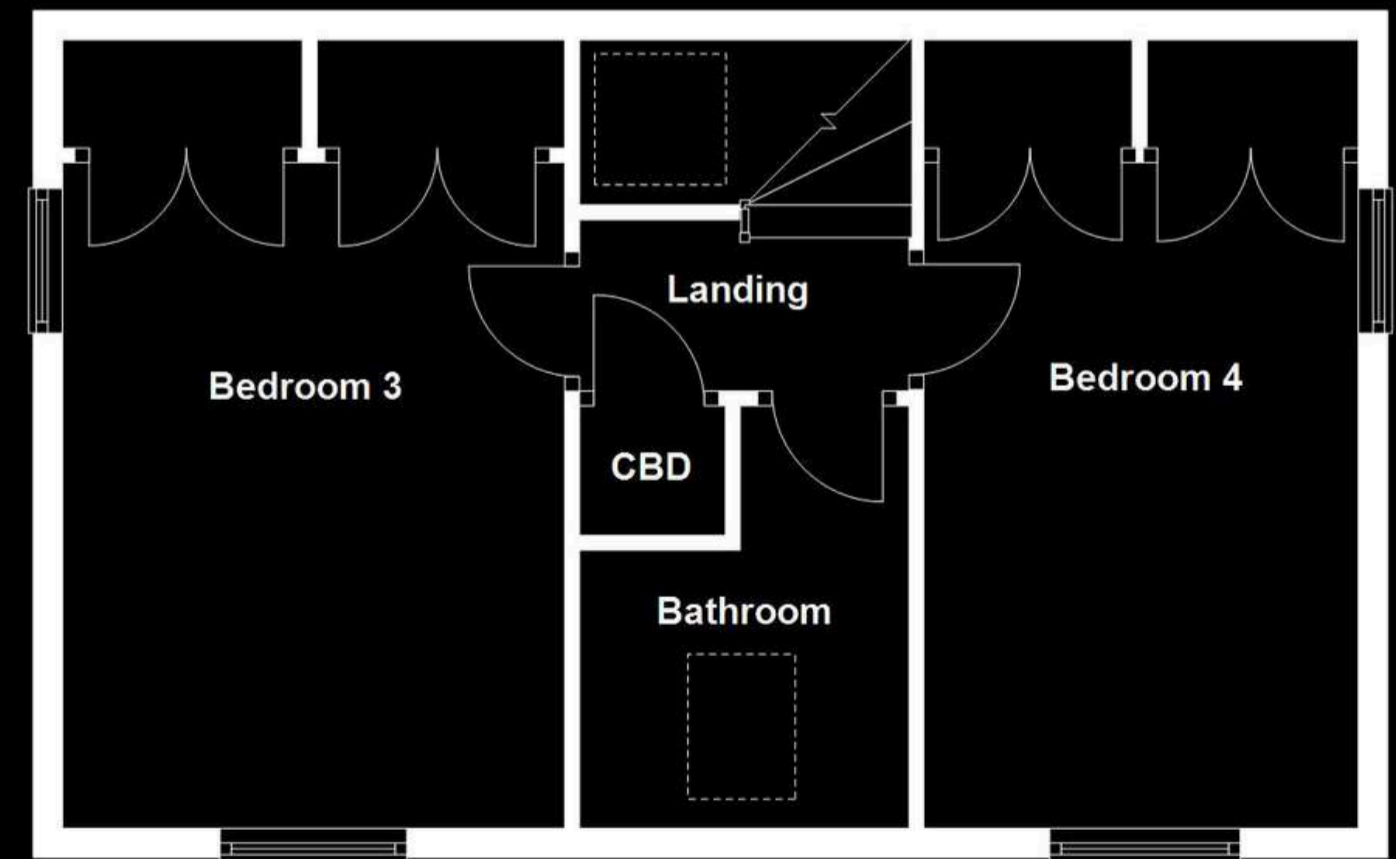
Ground Floor



First Floor



Second Floor



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INFANTRY PLACE | SUTTON COLDFIELD

£2,750 PER CALENDAR MONTH

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PROFESSIONALS PASSIONATE ABOUT PROPERTY