



Grange Avenue, Sutton Coldfield

Offers Over £375,000

4 1 1



A consistently spacious three/four bedroom home in a popular and very convenient part of Sutton Coldfield. This impressive end-terrace property in Grange Avenue comes to the market with a range of attractive features, from the generous South-Facing garden with its own summerhouse/external office, to the simply spectacular open-plan kitchen/living/diner with electrically operated and rain-sensitive skylights.

Location-wise, the property sits just a short drive from the centre of Mere Green, with various amenities available including Mere Green primary school, major supermarkets, the nationally recognised Sutton Park and Four Oaks train station, with links to Birmingham and other surrounding areas.

The accommodation is set across two floors, with an entrance hall, stunning contemporary open-plan kitchen/living/diner, utility room, bedroom four/dining room and guest WC all to the ground floor, whilst the three remaining bedrooms and main bathroom sit to the first. A brick paved driveway is coupled with a fabulous South-Facing garden that boasts a flexible summerhouse/home office to make up the property's exterior.

Properties offering this much in terms of living space, practicality of location and plot size typically demand a higher price tag; we must advise booking in a viewing at your earliest convenience.

Entrance Porch

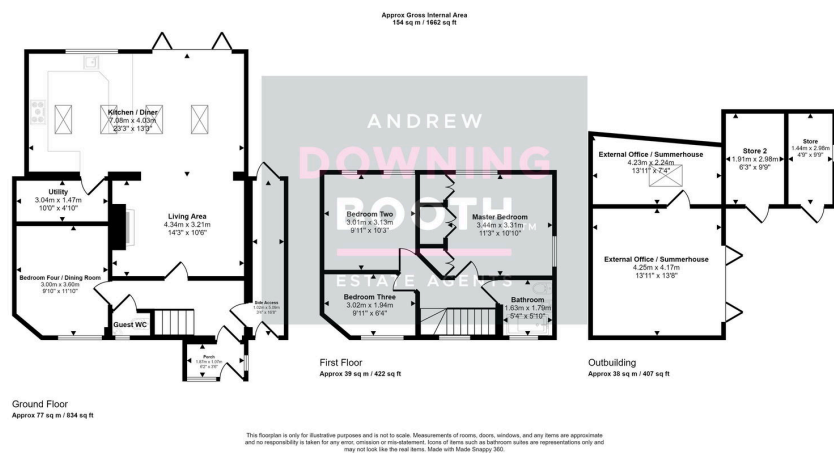
A front facing double glazed composite door opens to the entrance porch, fitted with front and side facing UPVC double glazed windows and a herringbone wood effect flooring.

Entrance Hall

A front facing double glazed door opens to the entrance hall, fitted with a wood effect flooring, contemporary anthracite radiator and a staircase leading up to the first floor accommodation with storage cupboards beneath.

Open Plan Kitchen / Living / Diner





- Three / Four Bedroom End-Of-Terrace Property
- Spectacular & Contemporary Open-Plan Kitchen / Living / Diner
- Popular Location Close To Mere Green Centre
- EPC Rating: E
- Arthur Terry Catchment
- Spacious & South-Facing Garden With Summerhouse / External Office
- Generous Room Sizes Throughout
- Council Tax Band: B

