



London Road, Canwell, Sutton Coldfield

Offers Over £550,000

3 2 3



Signed, sealed and delivered. This large, extended character cottage on the outskirts of Sutton Coldfield boasts space and traditional features in abundance, whilst sitting in a very generous plot. The Old Post Office is a must view if you are after a period home that you can put your own 'stamp' on! The accommodation, measuring over 1500 square feet comprises a large entrance porch, entrance hall, kitchen and no fewer than three large reception rooms, including a living room with inglenook fire place, sitting room with multi fuel burning stove, and a dining room which could be knocked through to the kitchen (subject to gaining the necessary permissions). Upstairs, each of the three bedrooms are generous doubles, with the bright master having a modern en-suite and dressing room. There is also a family bathroom with separate WC. Outside, there is also a laundry with gardeners WC, whilst the beautiful plot boasts an in and out, gated driveway to the front and large rear garden which wraps down one side, laid mainly to lawn with patio and mature shrub borders. This really has to be viewed, so don't miss out and book in a visit today!

Entrance Porch

Double doors with glazed panels inset open to a spacious entrance porch with quarry tiled floor. A door gives access to the entrance hall.

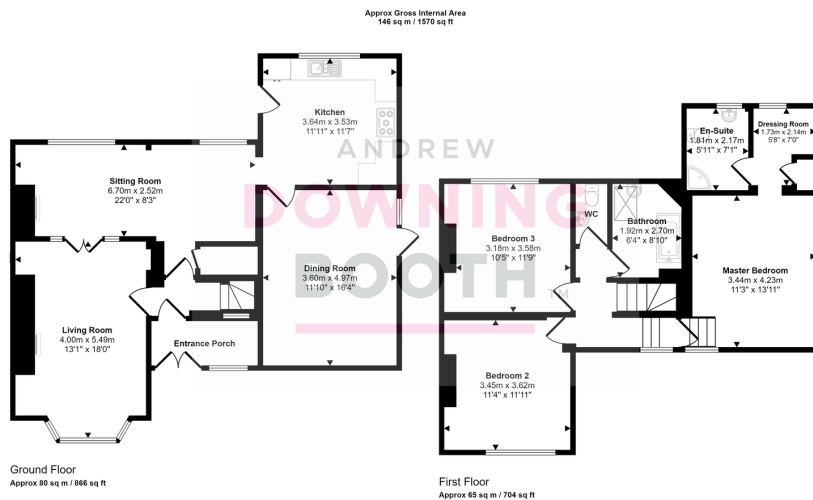
Entrance Hall

The entrance hall is fitted with a radiator, front facing window looking through to the porch and a staircase leading up to the first floor accommodation.

Living Room - 5.36m (max into bay) x 3.53m (max into inglenook) (17'7" (max into bay)) x 11'6"(max into inglenook))

A fabulous living room is packed full of character, including exposed timber beams and an inglenook fireplace with exposed brick surround and shelving built within. There is a front facing bay window and radiator, whilst double doors open through to a sitting room.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any terms are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Guppy 360.

- Three Double Bedroom Semi-Detached Cottage
- A Huge Amount Of Character Features Right Throughout
- Superb Room Dimensions, Including Three Very Large Reception Rooms & Kitchen
- First Floor Bathroom & Wonderful En-Suite & Dressing Room To The Master
- Large Plot Including An In & Out Driveway & Beautiful Formal Garden
- A Rustic Rural Spot With Great Access To The A38 & Sutton Coldfield

