



Woodshade The Nurseries, London Road, Canwell,
Sutton Coldfield, B75 5SE

HOWKINS &
HARRISON

Woodshade The Nurseries,
London Road, Canwell, Sutton
Coldfield, B75 5SE

Guide Price: £625,000

A traditional three bedroom semi detached property situated within a sought after residential location having adjacent land and established gardens total plot extending to 1.49 acres. There are various outbuildings offering a variety of uses an early internal viewing is strongly recommended.

Features

- Traditional semi detached home
- Spacious lounge
- Open plan kitchen/breakfast room/ family room
- Downstairs cloakroom
- Three excellent sized bedrooms
- Main bedroom having en-suite facilities
- Family bathroom
- Established gardens and outbuildings
- Total plot extending to 1.49 acres
- Energy Rating- E



Location

Situated in an enviable rural location almost equidistant between the thriving towns of Sutton Coldfield and Tamworth, just ten miles from Birmingham city centre.

Close by Sutton Park is one of the largest urban parks in the country, offering many sporting activities. Within just over two miles, Mere Green provides an excellent range of amenities including numerous restaurants and bistros, and within the vicinity there are doctors, dental surgeries and a renowned hospital

There is excellent schooling in the area with grammar and private schools within easy reach. Benefiting from excellent transport links via the Midlands motorway network, Birmingham airport can be reached within 20 minutes, the National Exhibition Centre is close at hand and mainline railway stations are to be found at Birmingham International, Nuneaton and Tamworth.

Travelling Distances

Mere Green - 2.2 miles

Sutton Coldfield – 3.1 miles

Tamworth – 5.3 miles

Lichfield – 7.9 miles

Coventry – 21.3 miles

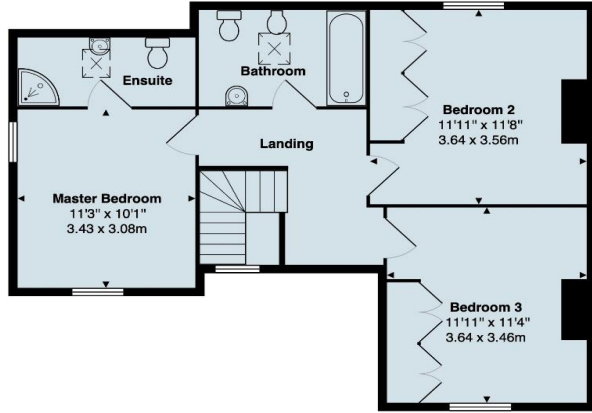


Accommodation Details - Ground Floor

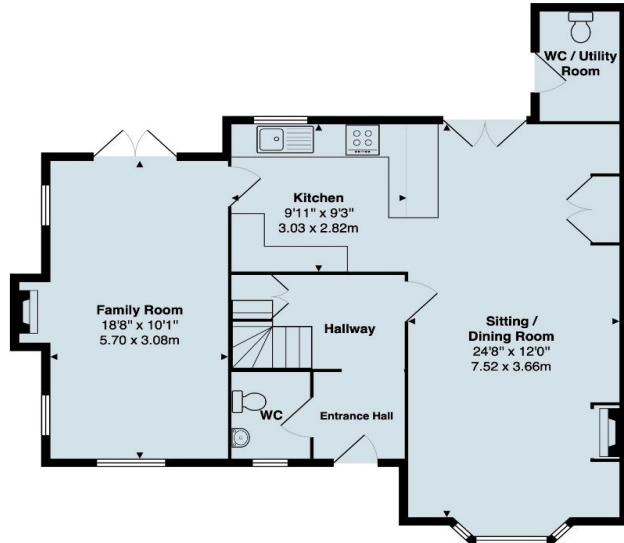
Entrance hall with stairs to first floor with tiled flooring. Doors off to downstairs WC with wash hand basin with complimentary tiling. Open plan kitchen/breakfast room/family room, having secondary double glazed bay window to the front elevation and double glazed French doors to the rear garden. There is a log burner with open faced brick surround and raised tiled hearth. The kitchen area having a range of base units, ample preparation services, Rangemaster with extractor above. Double glazed window to rear elevation. Separate lounge with double glazed window to front elevation and double glaze doors to the rear garden, log burner and raised hearth. From the main entrance hall there are stairs to the first floor.

First Floor

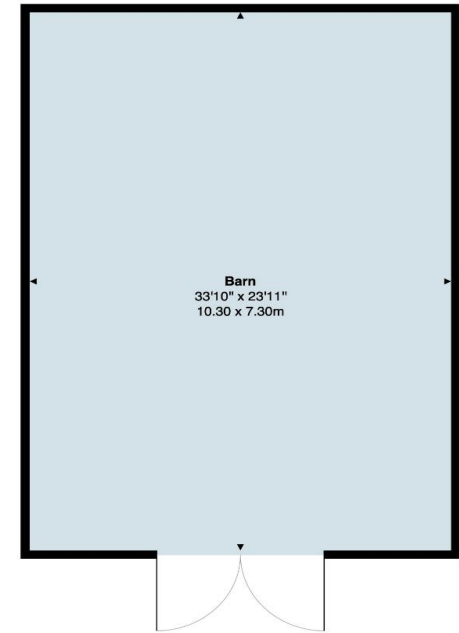
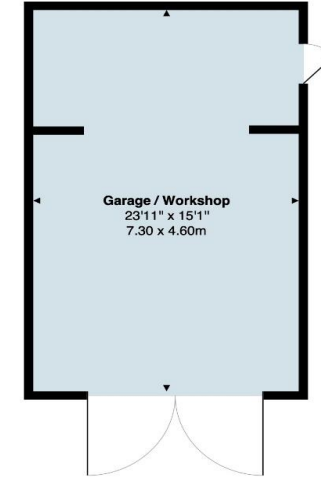
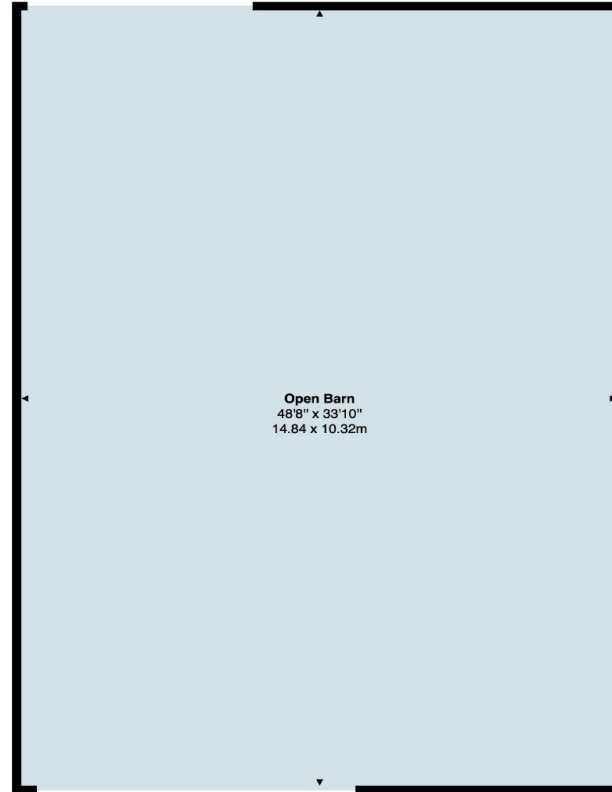
From the first floor landing with gallery and doors, leading off to three good size bedrooms. The main bedroom benefitting from an en-suite shower room with tiled shower cubicle and shower screen, WC, wash hand basin, tiled wall surround and skylight window. The family bathroom comprising of bath with shower attachment over and complimentary tiling, WC, bidet and wash hand basin as well as a skylight window.



1st Floor
Area: 613 ft² ... 57.0 m²



Ground Floor
Area: 745 ft² ... 69.2 m²



Total Area: 1358 ft² ... 126.2 m² (excluding garage / workshop, open barn, barn)
All measurements are approximate and for display purposes only



Outside

The property is approached via a gated entrance, leading to detached brick build garage with double doors. There are two steel framed barns and parking for several cars, as well as established lawned gardens with the rear garden having a fishpond and a variety of trees and shrubs. The total plot extending to 1.49 Acres offering a variety of uses.



A traditional three bedroom semi detached property situated within a sought after residential location.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

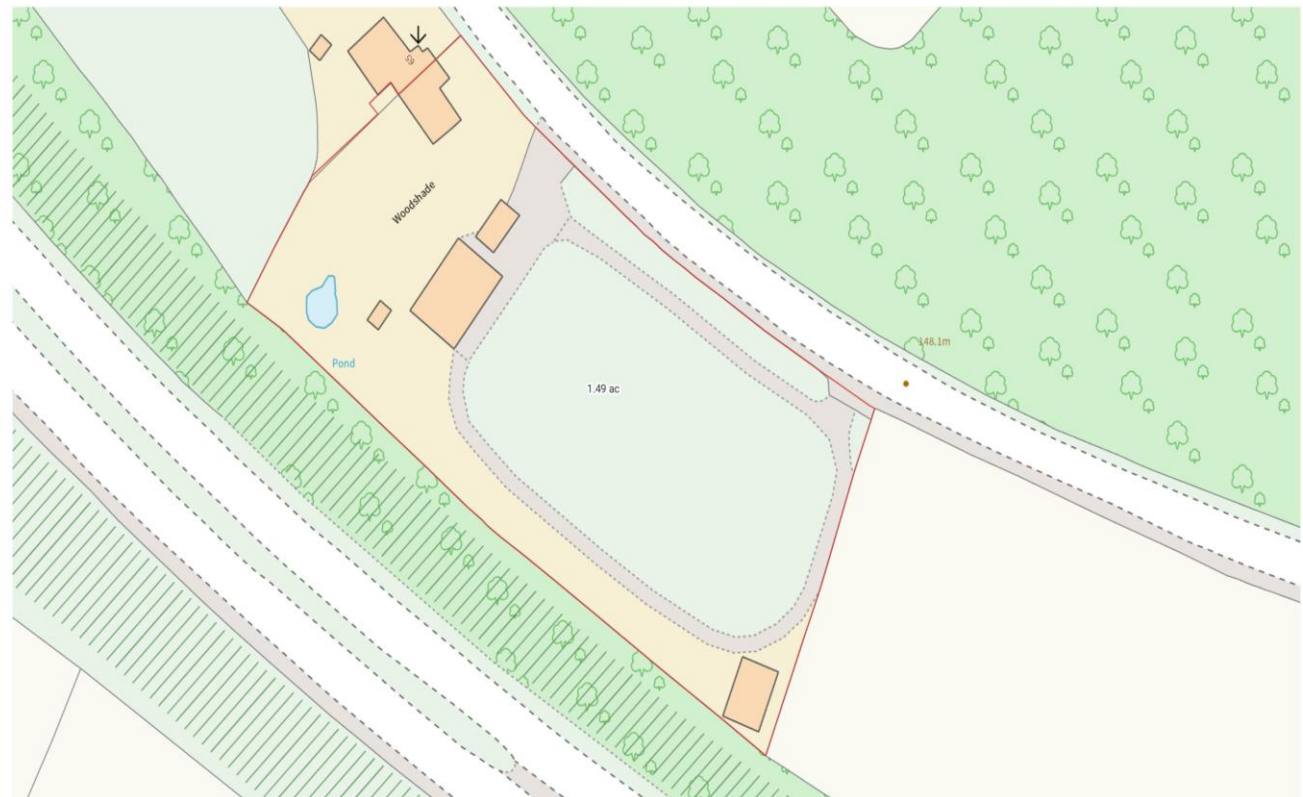
Lichfield District Council - 01543 308 000

Council Tax Band- E

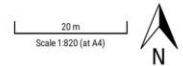
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	42
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

HOWKINS & HARRISON

Woodshade



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