



Maney Hill Road,
Sutton Coldfield, B72 1JX

Offers in Excess of £690,000

This superbly appointed well extended detached executive home occupies a most enviable location set on the outskirts of Sutton Town centre within close proximity of desirable schools, shops and transport links with access to nearby parks. With excellent accommodation accessed via an attractive hall with guest cloakroom off the ground floor includes a fabulous family dining kitchen, separate reception rooms, a guest wc and utility room. To the first floor there are four bedrooms a most contemporary bathroom and en-suite shower room. Outside a gravel driveway provides off road parking for vehicles and access to the front store whilst a secure side gate leads to the attractive mature rear garden and patio.

NEWLY AVAILABLE SUPERBLY PRESENTED EXTENDED DETACHED EXECUTIVE HOME

FOUR WELL PROPORTIONED BEDROOMS

STUNNING FAMILY BATHROOM AND SEPARATE SHOWER EN-SUITE

FABULOUS CONTEMPORARY FAMILY DINING KITCHEN WITH ISLAND

SEPARATE LOUNGE AND DINING ROOM

GUEST CLOAKROOM AND UTILITY ROOM

ATTRACTIVE LANDSCAPED REAR GARDEN

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Birmingham City Council.

Services Connected: Gas, Electricity, Water



Porch

Hall

Lounge 4.55m (14'11") x 3.30m (10'10")

Dining Room 4.09m (13'5") x 3.30m (10'10")

Family Dining Kitchen 5.66m (18'7") x 4.93m (16'2")

Utility Room 2.54m (8'4") x 1.66m (5'5")

WC 5' 6" x 4' 0" (1.68m x 1.22m)

Landing

Bedroom 4.09m (13'5") x 3.30m (10'10")

En-suite Shower Room 5' 9" x 5' 7" (1.75m x 1.70m)

Bedroom 3.84m (12'7") x 3.30m (10'10")

Bathroom 9' 11" x 8' 1" (3.02m x 2.46m)

Bedroom 4.04m (13'3") x 3.43m (11'3")

Bedroom 3.00m (9'10") max x 2.40m (7'11")





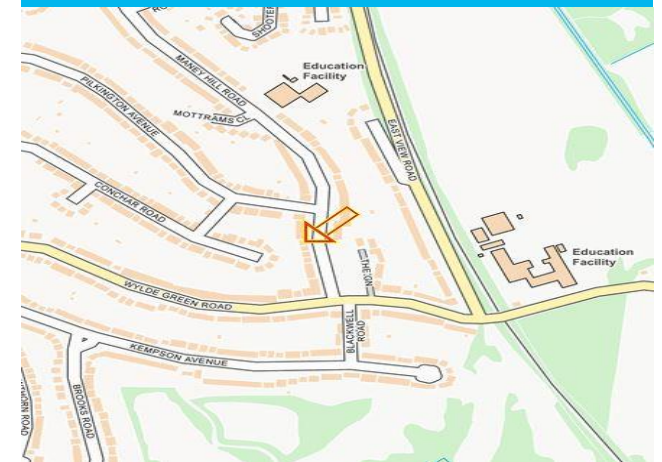
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 4th April 2024