



Tiller Grove,
Sutton Coldfield, B75 5TT

Offers Over £200,000

£195,000



Step into something a little different with this unique coach house-style home— Ensuring privacy and overlooking the fields across, this is perfect for first-time buyers or anyone looking to break free from the ordinary.

Modern, bright, and brimming with personality, it's the fresh start you've been waiting for!

With no upward chain to hold you back, this quirky gem offers a skylit open plan living room with a kitchen with plenty of storage, and a versatile room, once used a child's bedroom, is ready to be your home office or a dressing room. The double bedroom with fitted wardrobes is bright and spacious. The modern bathroom completes the accommodation.

Outside, under the stairs to the rear, there is plenty of storage.

Tiller Grove is approached via Harvest Fields Way via Worcester Lane and occupies a quiet and desirable cul de sac location adjacent to fields on the outskirts of the Harvest Fields development. All amenities are easily accessible with local shops within easy reach on Little Sutton Road. Harvest Fields Community Centre is within walking distance along with local schools including Little Sutton primary school, Moor Hall and Mere Green primary school.





Property Specification

UNIQUE STYLE COACH HOUSE ON FIRST FLOOR
NO UPWARD CHAIN
FREEHOLD
ENERGY RATING "C"
OPEN PLAN LIVING ROOM/KITCHEN



Hall

Living Room/Kitchen
6.05m (19'10") x 3.76m (12'4")

Snug
1.91m (6'3") x 1.70m (5'7")

Bedroom 1
3.48m (11'5") x 3.18m (10'5")

Bathroom

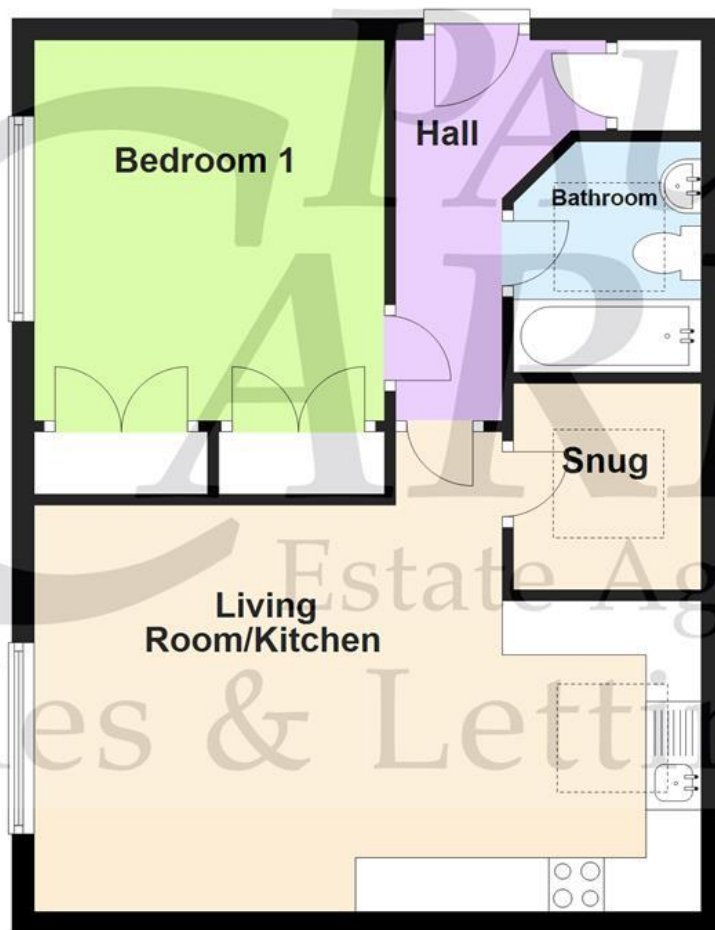
Agent's Note:

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:

Floor Plan

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

First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

