



Combine Close,
Sutton Coldfield, B75 5TP

£190,000

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Tucked away with its own sense of character, this coach house on Combine Close is a little gem - where your car (or your clutter) gets its own space in the garage below, while you enjoy all the comfort upstairs.

Upstairs, you'll find a bright open-plan living/dining room and kitchen that's perfect for everything from Netflix nights to dinner parties. The double bedroom comes with fitted wardrobes, adding more space within the room and the bathroom is sleek and practical.

There's even a spot of outdoor space — just right for a morning coffee.

It's the ideal place for a single person looking for their own stylish space or a first-time buyer ready to put down roots without compromising on charm.

Combine Close 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 combined school.



Property Specification



Open Plan Living room/dining/kitchen
6.05m (19'10") x 4.75m (15'7")

Bedroom
3.45m (11'4") x 3.15m (10'4")

Bathroom

Garage

Court Yard

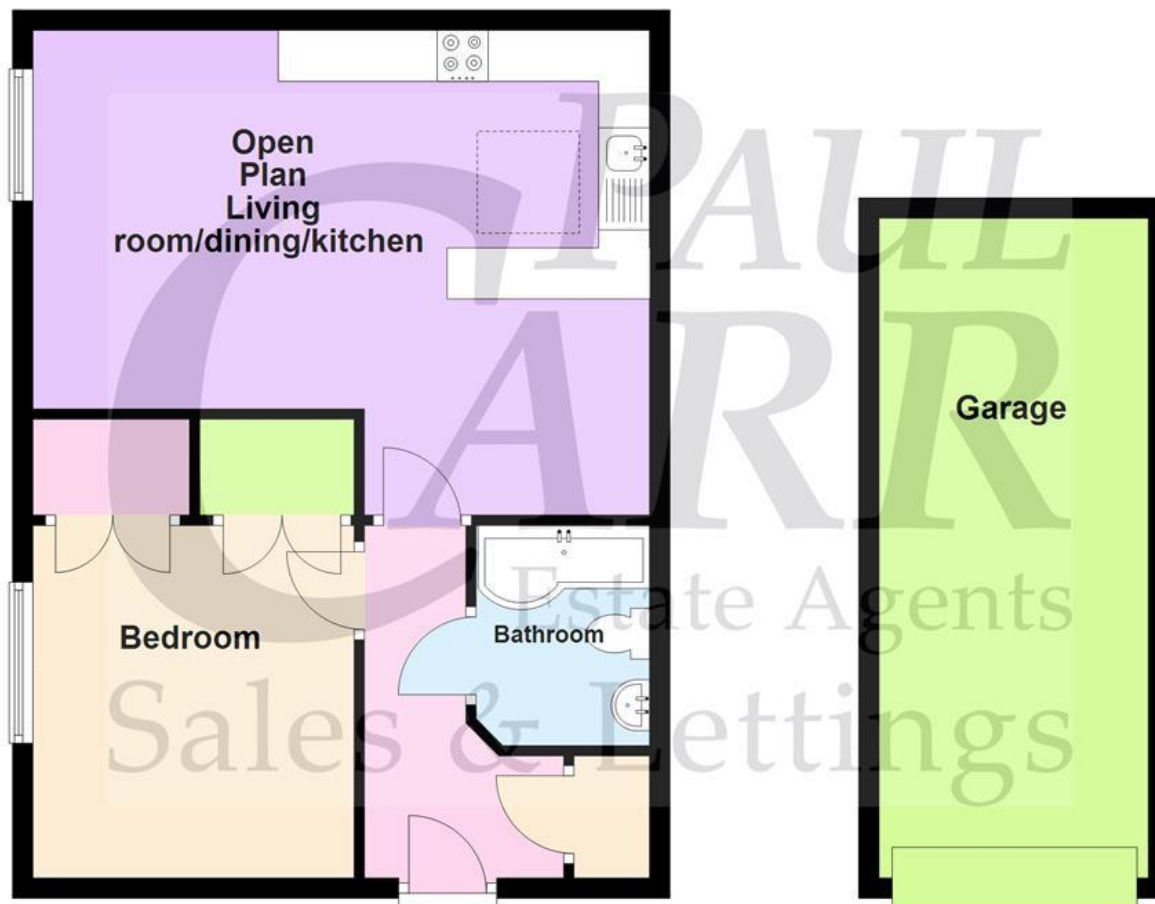
Agent's Note:

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

