



Marfield Close, Minworth
Sutton Coldfield, B76 1YD

Offers in Excess of £450,000

Minworth

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An immaculately presented detached family home occupying a sought-after modern development within the Royal Borough of Sutton Coldfield.

Set behind a sizeable, paved driveway internal inspection reveals a welcoming reception hall, formal living room, open plan living space to the rear featuring a dining area, contemporary breakfast kitchen and stunning orangery with bifolding doors overlooking an enclosed, Southeast facing garden.

The property further benefits from a downstairs guest cloakroom, utility and storage area that can be found on the ground floor.

Stairs lead from the reception hall to the first-floor landing which reveals five good sized bedrooms, newly refurbished bathroom suite and separate shower room.

Idyllic south/east facing garden to the rear of the property with patio area and lawn provides ample space for entertainment and al fresco dining.

To the fore, a driveway provides ample off-road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Internal viewing is highly encouraged.





Property Specification

FABULOUSLY EXTENDED DETACHED FAMILY HOME
 QUIET RESIDENTIAL LOCATION
 IMMACULATELY PRESENTED & REFURBISHED
 THROUGHOUT
 OPEN PLAN KITCHEN/LIVING AREA
 FORMAL LOUNGE AREA TO FORE

Porch 1.22m (4') x 0.74m (2'5")

Entrance Hall 3.14m (10'4") max x 1.22m (4')

Living Room 4.28m (14') x 3.44m (11'4")

Open Plan Kitchen/Dining Area 7.00m (23') x 6.71m (22') max

WC 1.86m (6'1") x 0.91m (3')

Utility 2.75m (9') x 2.71m (8'11")

Landing 2.72m (8'11") x 2.47m (8'1") max

Master Bedroom 4.16m (13'8") max x 2.44m (8')

Bedroom Two 3.75m (12'4") x 2.44m (8')

Bedroom Three 3.04m (10') x 2.54m (8'4")

Bedroom Four 3.56m (11'8") x 2.33m (7'8")

Bedroom Five 2.49m (8'2") x 2.04m (6'8")

Family Bathroom 2.45m (8') max x 1.82m (6')

Family Shower Room 2.38m (7'10") x 1.65m (5'5")

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: 21st October 2021

Viewer's Note:

Services connected: Gas/Water/Electric/Drainage

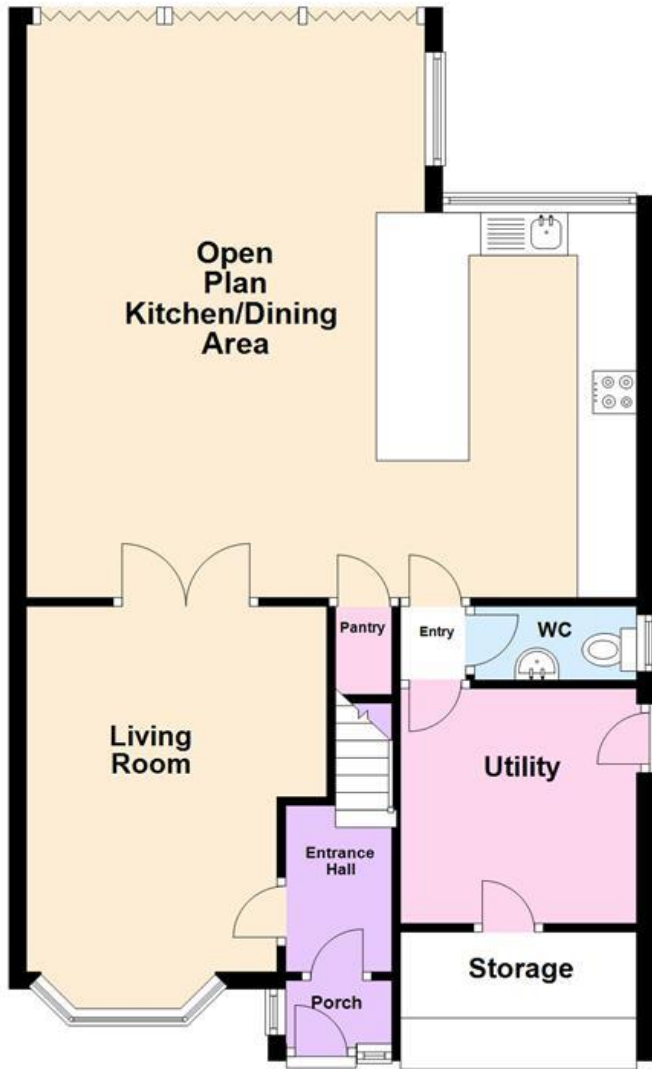
Council tax band: D

Tenure: Freehold

Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

