



Newmarsh Road, Minworth
Sutton Coldfield, B76 1XP

Offers in Excess of £550,000

Minworth

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Sold with no onward chain, this beautifully presented, modern detached family home boasts five bedrooms, a stylish open-plan kitchen diner, two reception rooms, and an immaculately landscaped private rear garden and is situated in a popular residential location.

Stylised by a gorgeous mock-Tudor front elevation, the property is approached by a sweeping extended driveway for multiple vehicles allowing entry to the garage through a newly fitted electric door, useful side access, and the front door is sheltered by a tasteful canopy. Stepping inside, an attractive lounge is located immediately to the left. Flooded with light owing to an elegant bay window, the room is accentuated by a feature fireplace and complemented by solid wood flooring culminating in a sleek, relaxing leisurely space. The heart of the home is a recently fitted, Magnet, open-plan kitchen diner that is both striking in its appearance versatile in its function. Comprising matching wall and floor storage units, integral whitegoods, double oven, wine rack, and dining island - this is a densely packed space with incredible usability. Fitted plantation shutters elevate the windows and French-style doors - which open out onto the rear garden - maximising light and isolating sound to complete this fabulous hosting space. There is access to the garage which benefits from a utility area and a range of fitted units. Moving through the lobby off the kitchen, there is a useful downstairs cloakroom and at the furthest extent of the house is a charming snug with access to the garden and beautiful views of the landscape lawn - a perfect reading space and getaway from the buzz of the household!

Upstairs comprises two double bedrooms, each with integral wardrobes, two further single bedrooms, and a family bathroom. The master bedroom is a lavish and modern space, finished with custom-fitted Sharps wardrobes, imbued with drawers, dressing mirrors, and abundant depth for liberal clothes storage. The en suite shower room is located further off, tastefully finished with pearlescent tiles, a double walk-in waterfall shower, and substantial integral storage. There are two lofts accessed via the landing, one of which is fully boarded and lit with a pull-down ladder for hiding away the Christmas decs and other items!

The rear garden has been meticulously and lovingly landscaped to create a tranquil outdoor space. Part patio for al fresco dining and part laid to lawn, there's a raised plateau for installing a shed or summer house, as well as a tasteful pergola for barbecues, morning coffees, or mid-week wine tastings. With enough space for little ones to run riot and dedicated aspects for more casual and laid-back scenarios, this private garden is truly a family-oriented space to round off this substantial home.

In summary, as a desirably located, stunningly finished property packed full of features, this family home that's sold with the certainty of no onward chain is one that cannot be missed.





Property Specification

SUBSTANTIAL DETACHED FAMILY HOME
DESIRABLE LOCATION
MODERN FINISH THROUGHOUT
LANDSCAPED REAR GARDEN
OPEN PLAN KITCHEN DINER

Lounge 4.70m (15'5") x 3.95m (13')

Kitchen/Diner 5.20m (17'1") x 3.30m (10'10")

Lobby 2.30m (7'7") x 2.22m (7'3")

WC 1.50m (4'11") x 1.00m (3'3")

Family Room 3.30m (10'10") x 3.20m (10'6")

Bedroom 1 5.10m (16'9") x 3.30m (10'10")

En-suite 2.40m (7'10") x 1.80m (5'11")

Bedroom 2 4.10m (13'5") x 3.00m (9'10")

Bedroom 3 3.50m (11'6") x 3.00m (9'10")

Bedroom 4 3.30m (10'10") x 2.40m (7'10")

Bedroom 5 2.89m (9'6") x 2.20m (7'3")

Bathroom 2.40m (7'10") x 2.00m (6'7")

Garage 5.90m (19'4") x 3.30m (10'10")

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: 25th June 2024

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

