



Stirling Road,
Sutton Coldfield, West Midlands, B73 6PR

Offers In Region Of £535,000

Property Features

- Exceptional 3/4 Bedroom Property
- Stunning Entrance Hallway
- Open Plan Kitchen / Dining / Family Area
- Separate Utility & Guest Cloakroom
- Cosy Lounge & Study / Beauty Room
- Three Bedrooms & Loft Room
- Luxury Family Bathroom
- Attractive Rear Garden
- Garage Store & Driveway
- Freehold

Full Description

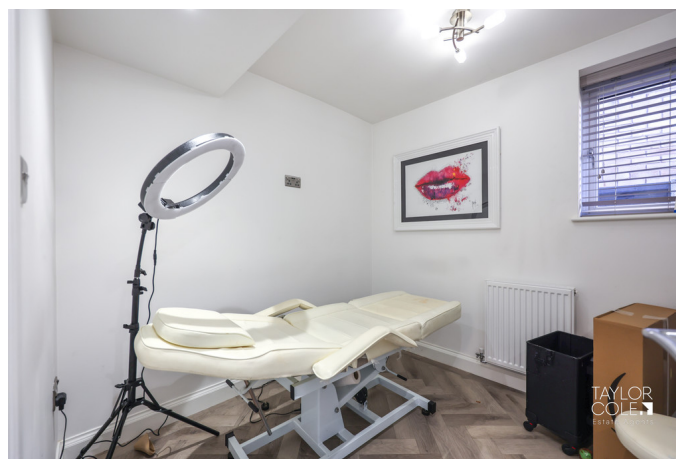
Discover a truly exceptional 3/4 bedroom property situated on this highly regarded residential road, just moments away from local schooling, excellent shopping amenities and commuting links. This outstanding home has been transformed by the current owners, presenting a unique opportunity that is not to be missed.

THE FORE

The tarmac driveway allows for ample off-road parking and leads you to the side entrance gate, roller shutter garage store door and front entrance door.

GROUND FLOOR

Stepping into the entrance hallway, you are greeted by a wealth of light created by the apex window and vaulted ceiling. The stairs take you to the first floor landing and a door takes you into a versatile room positioned to the side aspect which is current utilised as a beauty room. From the hallway, a stretch of herringbone flooring seamlessly connects to the open-plan kitchen/diner/living room, my heart of the home. This versatile space accommodates ample floor space with underfloor heating for freestanding lounge furniture, a dining area, and the modern kitchen. The well-equipped kitchen features Quartz working surfaces, integrated appliances, stunning matching base and wall units and island with a breakfast bar. A ceiling lantern and bi-folding doors provide natural light along with access to the rear garden. Adjacent to this area is the separate utility with base units and appliance recess, along with the guest cloakroom. The cosy living room completes the ground floor which overlooks the fore.



LIVING ROOM

10' 10" x 15' 07" (3.3m x 4.75m)

OPEN KITCHEN / DINING / FAMILY AREA

24' 02" x 24' 10" (7.37m x 7.57m)

UTILITY ROOM

10' 08" x 5' 00" (3.25m x 1.52m)

GUEST CLOAKROOM

5' 00" x 3' 05" (1.52m x 1.04m)

STUDY

9' 05" x 7' 07" (2.87m x 2.31m)

FIRST FLOOR

The first floor comprises three bedrooms and a luxurious family bathroom. Bedroom one offers a front aspect view with ample room for furniture and built-in wardrobes. Bedroom one, with a rear aspect outlook, is another spacious double bedroom with built-in storage. The single third bedroom connects you to the loft room and has additional built-in storage. The luxury family bathroom features a walk-in shower, a separate bath, WC, sink with storage, and a heated towel rail.

BEDROOM ONE

10' 10" x 12' 10" (3.3m x 3.91m)

BEDROOM TWO

10' 10" x 10' 10" (3.3m x 3.3m)

BEDROOM THREE

9' 03" x 8' 11" (2.82m x 2.72m)

BATHROOM

8' 10" x 7' 05" (2.69m x 2.26m)

SECOND FLOOR

The loft room is a fantastic addition, offering a versatile space suitable for various uses, currently used as a playroom, complete with two Velux windows.

LOFT ROOM

20' 04" x 11' 11" (6.2m x 3.63m)



THE REAR

The generous rear garden features a large patio area, accessible through the kitchen bifold doors, providing fantastic outdoor space. The fenced boundary is aligned with shrubs, trees, and plants. At the rear, a cabin structure awaits which has been finished to 'first fix' and offers excellent multipurpose use once completed.

GARDEN CABIN

21' 07" x 12' 10" (6.58m x 3.91m)

ANTI MONEY LAUNDERING

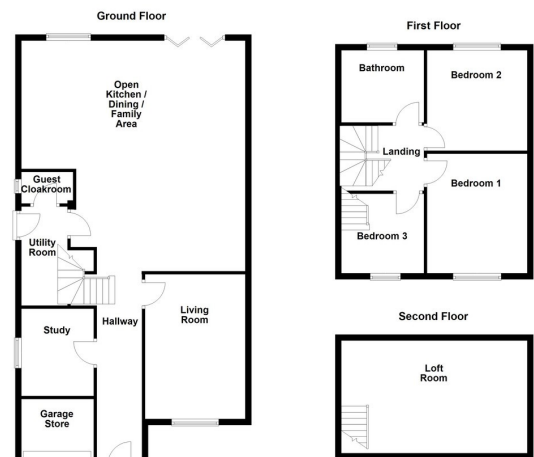
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements