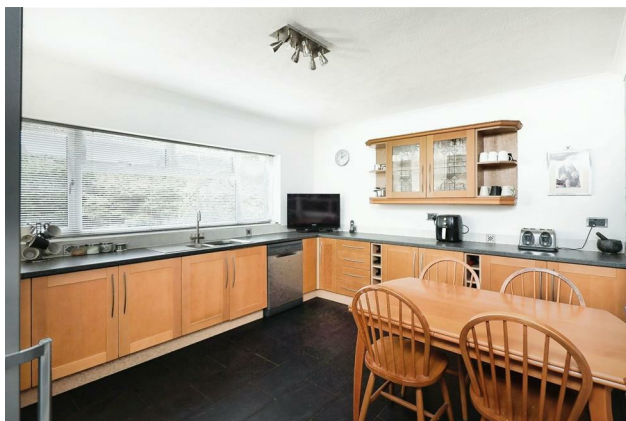


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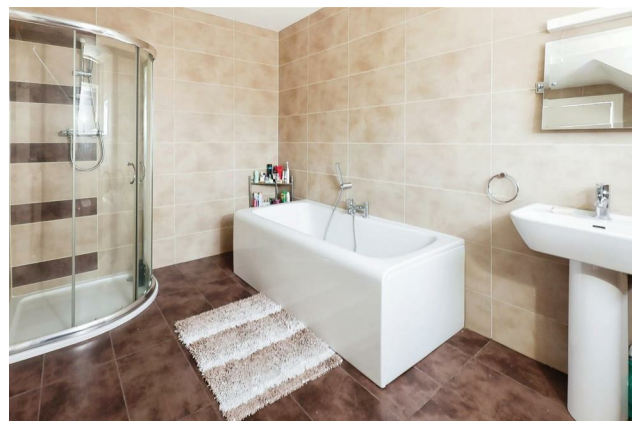
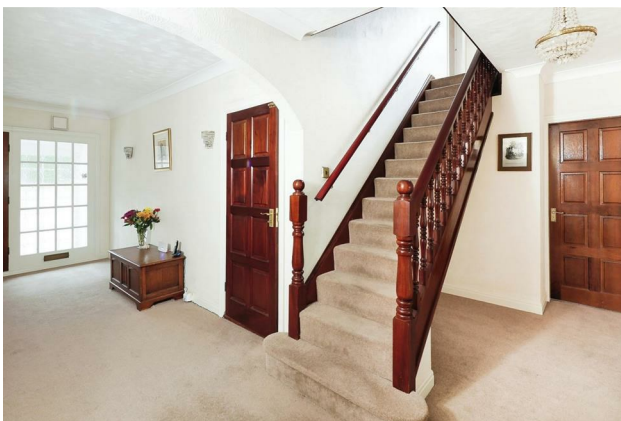
Property Images



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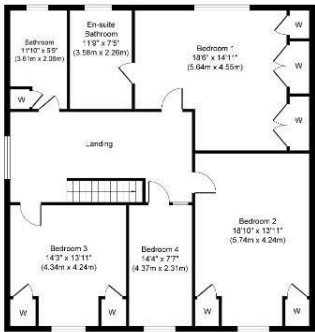
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Property Images

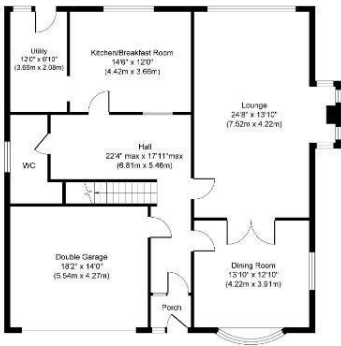


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First Floor
Approximate Floor Area
1,356 sq. ft.
(125.97 sq. m)



Ground Floor
Approximate Floor Area
1,385 sq. ft.
(128.67 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC

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

Map



Summary

Superbly positioned in this highly desirable cul de sac, this beautiful detached family home enjoys rear views over the 2400 acre Sutton Park, whilst also being within easy walking distance of Sutton Coldfield town centre, railway station and great local schools.

Enjoying a commanding westerly aspect, situated on the corner of Catherine Drive, with a corner lawned garden and in & out block paved drive, the gas centrally heated and double glazed accommodation really must be seen internally to be fully appreciated.

The fabulously proportioned and deceptively spacious family home briefly comprises; enclosed porch, impressive 'L' shaped reception hall, guests cloaks with white suite, superb dining room with dual aspect and double doors to lounge having a feature brick built Inglenook with gas fireplace. Kitchen/breakfast room having a range of refitted units, built in oven, hob, extractor hood and arch to spacious utility having a range of matching units.

First floor, large gallery landing, four outstanding bedrooms (bedrooms one, two and three with fitted wardrobes), bedroom one with luxury refitted bathroom ensuite which is fully tiled with separate shower. Refitted family bathroom with white suite, airing cupboard with replacement Worcester combi boiler and hatch with ladder to large, mainly boarded loft, offering immense potential for conversion subject to planning.

Outside, double garage having sliding doors and private landscaped rear garden with patio, lawn, screening shrubs, walled & fenced surround and two gated trades accesses. Corner front garden with front & side lawns and block paved in & out driveway.

Features

- Enviaable residential location • Four large bedrooms • Two bathrooms • Two wonderfully sized reception rooms • Kitchen/breakfast room • Spacious utility • Double garage • Beautiful private corner position • Council Tax band G