



Tamworth Road, Sutton Coldfield, B75 6DL
£1,175,000

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EXCLUSIVE



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Beautifully located just behind a service road, backing onto and enjoying views over Moor Hall golf course, this lovely traditional detached family home offers immense potential for further extension, remodelling or refurbishment.

First time marketed for some 60 years, the freehold accommodation is well set for Sutton Coldfield's many amenities, park and public transport services. The gas centrally heated and double glazed property, offered with no chain, must be viewed to fully appreciate the vast potential, briefly comprising;

Enclosed porch, reception hall with guests cloaks, lounge with feature fireplace and step down to study/family room, conservatory, dining room, kitchen/breakfast room with very large utility off having floor mounted boiler and four stores off, spacious second conservatory.

First floor return stairs to gallery landing with store and linen cupboard, 3 double bedrooms, bedroom 1 with ensuite and bedrooms 2 & 3 with vanity sinks, fitted wardrobes and all bedrooms enjoying stunning golf course views, family bathroom and separate WC. Second floor landing with under eaves storage and two further bedrooms, both also with eaves storage.

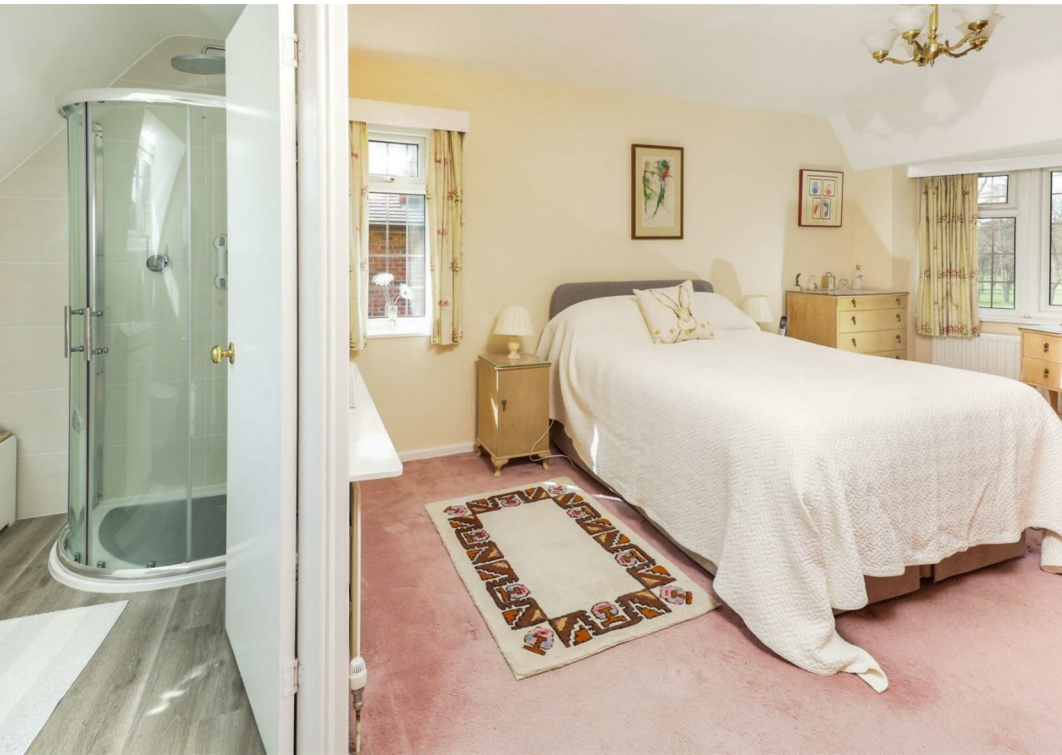
Outside, large double garage with folding roller doors and separate store room with door to side. Front garden with sweeping lawn, paved in and out driveway providing off road parking for numerous vehicles, splendid mature rear garden backing onto the 7th fairway of Moor Hall Golf Club with extensive patio, lawn, 3 sheds and gate to golf course.







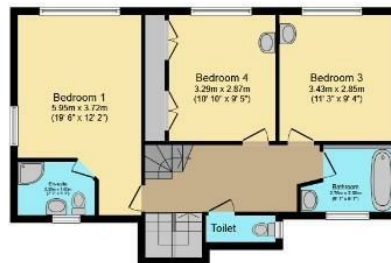






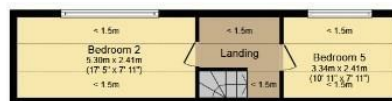
Ground Floor

Floor area 170.2 m² (1,832 sq.ft.) approx



First Floor

Floor area 70.2 m² (755 sq.ft.) approx



Second Floor

Floor area 10.6 m² (114 sq.ft.) approx

Total floor area 251.0 m² (2,702 sq.ft.) approx

Reduced headroom 16.5 m² (178 sq.ft.)

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by audioagent.com

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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