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20 Ashdene Close, Sutton Coldfield, B73 6HL

£650,000

Property Images



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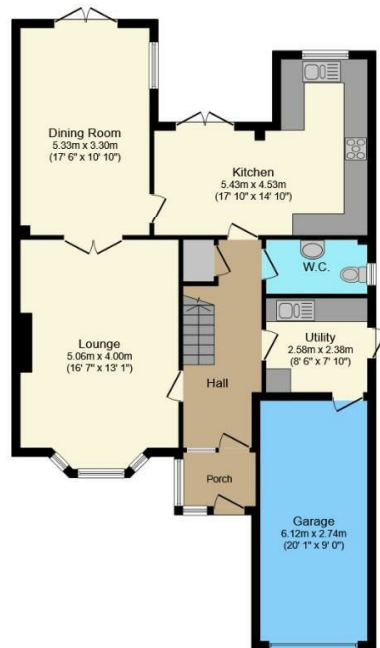
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Ground Floor



First Floor

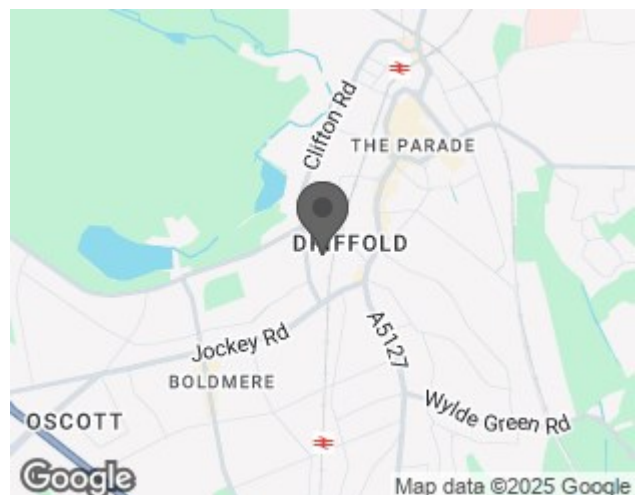
Total floor area 175.4 sq.m. (1,888 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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

Nestled in a peaceful cul-de-sac just off the highly regarded Somerville Road in Sutton Coldfield, this exceptional freehold executive detached residence offers spacious and stylish accommodation ideal for family living.

The property briefly comprises; enclosed porch, a welcoming entrance hall with staircase to first floor, under-stairs storage, and access to a modern guests cloakroom and separate utility room offering base units and space for laundry appliances and direct access to both the side of the property and the integral garage. A spacious lounge, complete with a bay window and feature fireplace, opens through to superb extended dining and sitting room, which benefits from French doors to the rear garden, creating a light-filled living space perfect for relaxing or entertaining. The stylish kitchen is fitted with an extensive range of units, a range-style cooker with extractor hood, integrated dishwasher, and space for a large fridge freezer. The kitchen flows seamlessly into a dining area with French doors leading out to the rear garden.

Upstairs, the first floor offers four excellent double bedrooms. The spacious principal bedroom features fitted wardrobes and a modern en-suite shower room with vanity unit. A generous guest bedroom also benefits from its own en-suite, while the remaining two bedrooms are equally well-proportioned and served by a stylish family bathroom that includes a panelled bath with shower attachment, a vanity basin with illuminated mirror, and contemporary tiling.

Externally, the rear garden is a standout feature, boasting a large, paved patio area, a shaped lawn, and deep planted borders filled with a variety of mature trees, shrubs, and flowering plants. There is also a garden shed for additional storage. The driveway at the front of the property provides ample off-road parking and leads to a single garage with up-and-over door, power, and lighting.

An early viewing of this home is strongly recommended.

Features

- Beautiful Family Detached • Quiet Cul-de-sac Location • Four Excellent Bedrooms • Two En-Suites and Family Bathroom • Garage • Utility • Fitted Kitchen • Stunning Rear Garden • Council Tax Band F • EPC RATING C