



Marlpit Rise
Sutton Coldfield

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Lovett & Co. are delighted to offer for sale this well-presented end-terraced townhouse set over three floors with surprisingly spacious interior and three double bedrooms.

It briefly comprises: entrance hallway, kitchen, rear lounge and large conservatory, guest WC, landing, two bedrooms and family bathroom, top floor master bedroom with large walk-in wardrobe and shower room.

Externally there is parking for two cars on the driveway plus a garage to the side with access through to the charming rear garden.

Other benefits include: new fitted windows and front door (2023), and new radiators throughout.

It is situated in Roughley bordering Mere Green and just a short drive from Sutton town centre with good local shopping and schooling. The property is also well placed to take advantage of the local bars and restaurants all within walking distance at Mere Green, including the superb new Mulberry Walk development. Commuter routes include the A38 and M6 Toll roads, as well as Four Oaks Train Station being nearby.

ENTRANCE HALL:

Composite entrance door, laminate flooring, ceiling light point, useful storage cupboard, radiator, stairs to first floor and doors to the guest WC, kitchen and lounge.

LOUNGE:

13' 0" x 15' 3" (3.95m x 4.65m)

Feature fireplace with fitted electric fire, carpeted flooring, coving, TV aerial sockets, ceiling light points, radiator, under stairs store cupboard, French doors to the conservatory.

KITCHEN:

6' 3" x 11' 10" (1.90m x 3.61m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink

and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor above, further space for white goods, wall tiling, laminate flooring, ceiling light point, radiator and window to the front.

CONSERVATORY:

7' 10" x 13' 0" (2.40m x 3.95m)

Pitched poly-carbonate roof with a UPVC frame set on a brick base, ceiling light and fan, tiled flooring, electric sockets and French doors to the rear garden.

GUEST WC:

Suite comprising: low level WC, cabinet wash hand basin, radiator, tiled flooring, light point and window to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms, family bathroom and further staircase to the top floor.

BEDROOM ONE: (TOP FLOOR)

13' 0" x 12' 8" (3.95m x 3.85m)

Laminate flooring, radiator, ceiling light point and window to front, loft accessed via a pull down ladder to the boarded attic space with light point, door to the large walk in wardrobe.

SHOWER ROOM: (TOP FLOOR)

Suite comprising: new fitted walk in shower cubicle, vanity unit with wash hand basin, cabinets and WC, radiator, light point and window to rear.

BEDROOM TWO:

13' 0" x 10' 3" (3.95m x 3.12m)

Built in wardrobe and dressing unit/desk, laminate flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

13' 0" x 10' 6" (3.95m x 3.21m)

Built in wardrobe and dressing unit, laminate flooring, ceiling light point, radiator and window to rear.





FAMILY BATHROOM:

White suite comprising: bath, vanity unit with wash hand basin and cabinets, low level W/C, wall tiling, tiled flooring, ceiling light, radiator, electric shave point and window to side.

GARAGE:

Up and over front door, rear personnel door to the garden, light and electric points, pitched roof with extra storage space.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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