



Cottage Lane
Minworth, Sutton Coldfield, B76 9AW

£420,000

Property Features

- Four-bedroom semi detached family home
- Superb open-plan kitchen and dining room
- Generous central kitchen island
- Seperate spacious living room
- Full ground floor bathroom
- Impressive principal bathroom suite
- Dedicated dressing room area
- Private en-suite to Bedroom One
- Three additional first floor bedrooms
- Exceptionally generous rear garden with excellent potential

Full Description

This impressive four-bedroom semi detached home offers a particularly generous and versatile arrangement of accommodation, with spacious rooms across both floors and a layout well suited to modern family life. The property has been presented in a bright, neutral style, providing a welcoming home that is ready for a new owner to make their own.

At the heart of the property is the beautifully open kitchen and dining room, creating an excellent everyday living and entertaining space. Further highlights include a separate living room, the convenience of a full ground floor bathroom and an excellent principal bedroom suite complete with its own dressing room area and en-suite.

THE FORE

The property presents an attractive traditional facade, the frontage provides a welcoming approach to the accommodation and complements the generous proportions found internally.

A particularly substantial gravelled area extends across the front of the property, providing plenty of usable outside space and creating an open approach to the home.

GROUND FLOOR

The standout feature of the ground floor is undoubtedly the superb open plan kitchen diner. Generously proportioned and flooded with natural light from the large roof lantern, this is very much the heart of the home, providing ample space for a substantial dining table alongside the well-appointed fitted kitchen. A central island further enhances the sociable nature of the room, while the open arrangement makes it equally suited to everyday family life and entertaining guests.

Complementing this space is a separate living room, offering an excellent retreat away from the main kitchen and dining



area. The ground floor also benefits from a full bathroom rather than simply a WC, adding considerable practicality and flexibility to the accommodation.

LIVING ROOM

9' 7" x 24' 6" (2.92m x 7.47m)

OPEN KITCHEN/DINING ROOM

21' 6" x 23' 9" (6.55m x 7.24m)

BATHROOM

7' 4" x 10' 1" (2.24m x 3.07m)



FIRST FLOOR

The first floor provides four bedrooms, with the principal bedroom forming an especially impressive suite. The bedroom itself is generously proportioned and is accompanied by a dedicated dressing room area, providing excellent additional space for clothing and storage, together with its own private en-suite.

Three further bedrooms complete the sleeping accommodation, offering flexibility for family members, guests or those requiring a home office. The arrangement of four bedrooms alongside the particularly generous principal suite gives the first floor a strong balance of space and versatility.



BEDROOM ONE

11' 1" x 12' 4" (3.38m x 3.76m)

DRESSING ROOM

7' 7" x 12' 2" (2.31m x 3.71m)

BEDROOM ONE EN-SUITE

4' 8" x 7' 7" (1.42m x 2.31m)

BEDROOM TWO

7' 6" x 12' 4" (2.29m x 3.76m)



BEDROOM THREE

12' 1" x 7' 9" (3.68m x 2.36m)

BEDROOM FOUR

9' 2" x 7' 8" (2.79m x 2.34m)

THE REAR

To the rear is an exceptionally substantial outdoor area, offering an impressive amount of space and considerable scope for a new owner to shape and landscape to their own



preferences. Its generous proportions provide plenty of potential for creating distinct lawned, planted and entertaining areas.

Immediately adjoining the property is a paved section providing a practical space from which to enjoy the garden. Beyond this, the sheer scale of the plot is a notable feature of the home and offers an excellent blank canvas for those looking to create a sizeable family garden.

ANTI MONEY LAUNDERING

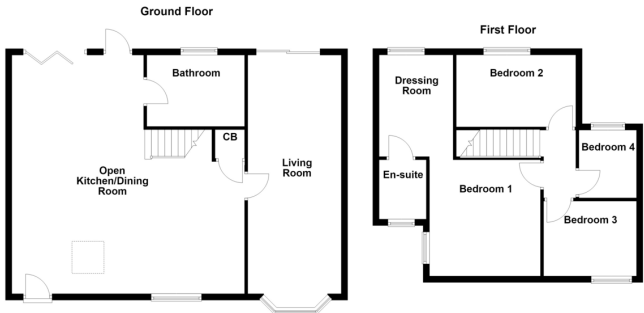
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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	67 D	
39-54	E		
21-38	F		
1-20	G		

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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