



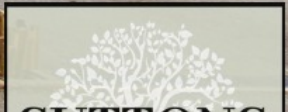
4

Bedrooms



3

Bathrooms





Suttons are proud to offer for sale this impressive four-bedroom detached family home, featuring three reception rooms and three bathrooms. Situated in a highly sought-after location, the property is ideally placed for a wide range of local amenities, schools, transport links and business parks.

Tile Hill Train Station is less than a five-minute walk away, offering direct links to Birmingham International Airport, Birmingham New Street, Coventry and London Euston. The property is also within the Heart of England School catchment area and is conveniently located close to Westwood Business Park, One Stop, Sainsbury's and further local amenities.

The accommodation briefly comprises an entrance hallway, an impressive lounge with bay window, doors leading through to the dining room, a modern kitchen/diner with French doors opening onto the rear garden, integrated dishwasher, gas hob and oven, utility room with space for appliances, ground floor WC, and a further study/home office/reception room.

To the first floor, there are four well-proportioned bedrooms, with the master bedroom benefitting from an en-suite wet room. There is also a part-tiled family bathroom with separate bath and shower.

Externally, the property offers a low-maintenance front garden with shrubs and planting. To the side, there is a driveway providing off-road parking for two vehicles, an EV charger and a brick-built garage with electrical supply. To the rear is a west-facing garden, mainly laid to lawn with a patio area, ideal for outdoor seating and entertaining.

Further benefits include double glazing, gas central heating throughout, newly fitted flooring and a recently cleaned roof.

Please view our virtual 360 tour and contact the office to book your viewing.

Good to know:

Vendors position: Found a property that is no chain.

EPC – Expired and to be renewed. Was B Rating.

Rear Garden – West Facing

Front door – East facing.

Parking – off road parking available, permit parking for the street due to being so close to the train station.

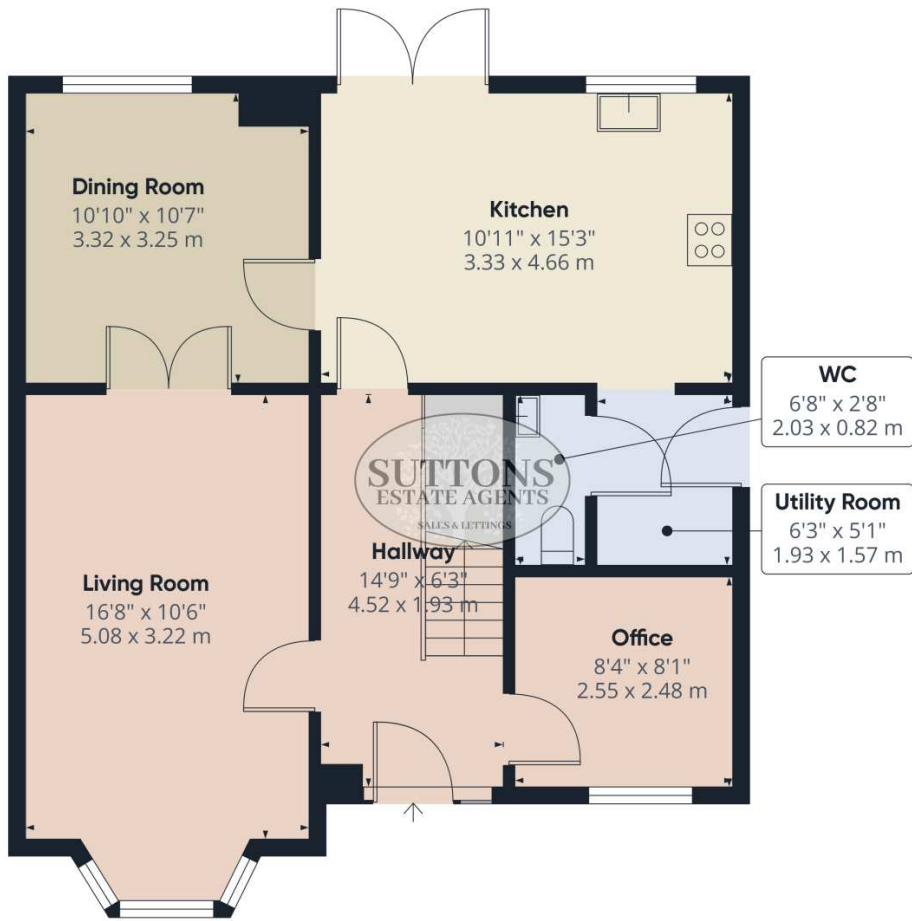
Property built: 2011 by Bellway Homes

Council Tax Band – F. Approx. £3,486

Measurements found on the floor plan

Internal area – 1327 Sq Ft / 123 Sq M.

Single Garage – with electrical supply.



Ground Floor Building 1



Approximate total area^m
696 ft²
64.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

