



## Troon Close

Sutton Coldfield, B75 6UQ



Sutton Coldfield  
Fine Residential

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A QUITE OUTSTANDING SUPERBLY PRESENTED MODERN LUXURY RESIDENCE REMODELLED AND REFURBISHED TO AN EXTREMELY HIGH STANDARD AND ENJOYING A SECLUDED SETTING IN THIS VERY CONVENIENT LOCATION ADJACENT TO MOOR HALL GOLF CLUB AND ENJOYING SUPERB VIEWS ACROSS THE

This magnificent property occupies an outstanding setting in this very convenient and established residential location approached from Tamworth Road. All amenities are close at hand including Sutton Coldfield Town Centre, Mere Green and schools for all ages.

Recently remodelled and completely refurbished to a very high standard incorporating many luxury contemporary features this superbly presented family residence offers all the attributes of today's modern open plan living.

LVT flooring has been extensively used throughout which replicates the look of natural materials, white Crittall style glazed internal doors and designer radiators add to the stylish contemporary finish.

The gas centrally heated double glazed accommodation briefly includes:

Covered Porch.

Reception Hall.

Guest Cloakroom wc with concealed suite and wall mounted unit with glazed circular wash basin.

Cloaks Cupboard.





## On The Ground Floor

Sitting/Family Room overlooking the front gardens.

Boiler Room.

Living Room with window overlooking the front gardens and sliding doors to the rear garden.  
Wide opening to:

Open Plan Dining Room/Breakfast/Kitchen.  
Extensive range of modern contemporary styled units with integrated Neff appliances. Inset 1½ bowl sink, floor cupboards and drawers, worksurfaces, large breakfast bar, built in oven and combination microwave oven and inset induction hob with Elica light and extractor above. Built in dishwasher, coffee machine and wine cooler.

Utility Room with matching units, inset sink, floor cupboards, wall units and plumbing for washing machine.

Snug/Den.

Shower Room with wc, washbasin and door to garden.





## On The First Floor

Approached by a bespoke return staircase with steel balustrading.

Hatch to loft with pull-down ladder.

Main Bedroom Suite:

Bedroom with a range of fitted furniture including bedside units and drawers. Windows overlooking the rear garden and patio doors to:

Balcony with views over Moor Hall Golf course.

En Suite Bathroom. Freestanding oval bath with tall mixer tap and shower attachment. Wide corner shower with rain head, wall mounted unit with twin inset washbasins and mirrored cabinet above. Wc with concealed suite.

Dressing Room with range of fitted wardrobes.

Bedroom Two with two windows to front.

En Suite Shower Room. Full width shower, wall mounted unit with washbasin and illuminated mirror above and wc with concealed suite.

Bedroom Three with built in wardrobes and window overlooking the rear garden.

Bedroom Four with window overlooking the rear garden.

Main Bathroom with cast iron roll top bath, wide corner shower with rain head and wall mounted unit with oval cast iron washbasin.

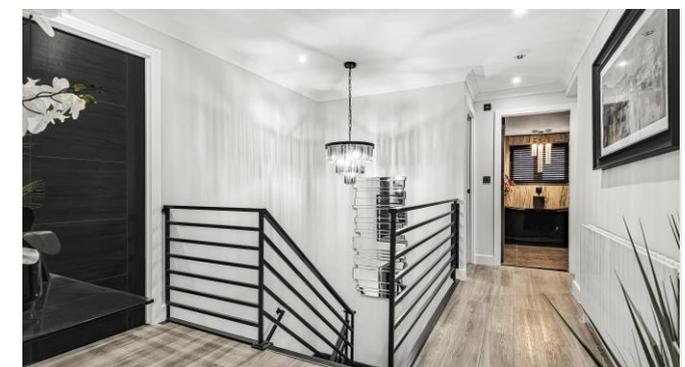
Separate wc with concealed suite and wall mounted unit with washbasin and illuminated mirror above.

## Outside

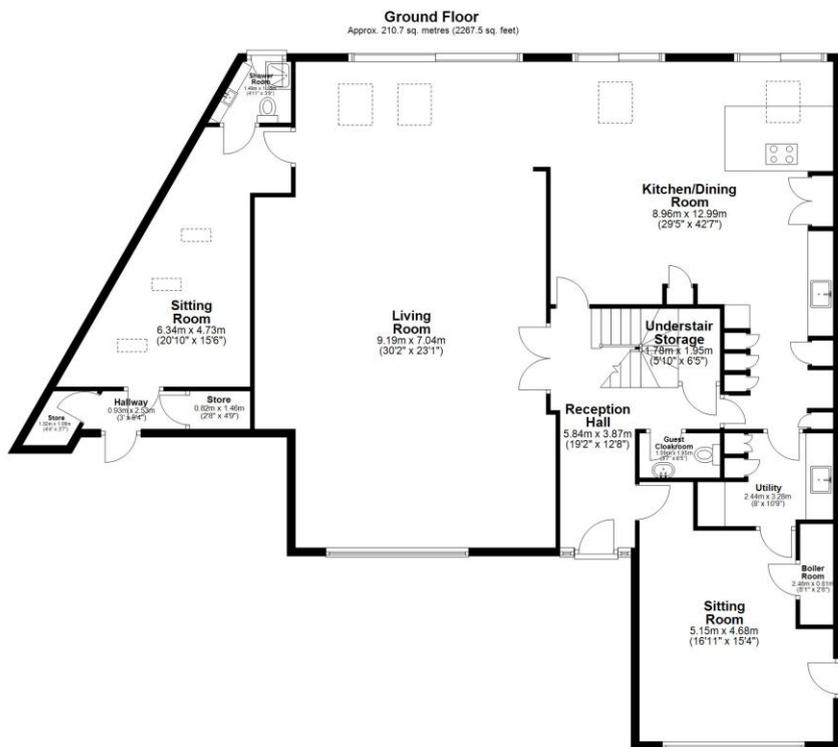
Gardeners Storeroom.

Private Rear Gardens landscaped in a Mediterranean style and including granite slabbed patio with barbecue, gravelled areas, decking, central raised border, rear sun patio and a variety of specimen plants, shrubs and trees including large olive trees and palms.

Gate to Golf course.







Total area: approx. 342.1 sq. metres (3681.9 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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