



24, Maney Hill Road Sutton Coldfield, B72 1JL

OFFERS AROUND - £635,000



Situated on the highly sought after Maney Hill, this superb home occupies a prime position within one of Sutton Coldfield's most desirable residential locations. Ideally placed for a selection of well regarded local schools, a variety of shops, cafés and everyday amenities, the property also benefits from excellent transport links, including nearby road networks and public transport options, providing convenient access into Sutton Coldfield town centre, Birmingham city centre and beyond. The area perfectly balances a peaceful, established neighbourhood feel with the practicality of everything you need close at hand, making it particularly appealing to families and commuters alike.

This impressive traditional period residence effortlessly combines timeless character with generous proportions, offering a home rich in charm and original detail. Showcasing a wealth of retained features, including elegant fireplaces, high ceilings, sash windows and classic architectural elements, the property exudes warmth and authenticity throughout. These period features are thoughtfully complemented by spacious and versatile living accommodation, creating a wonderful opportunity for buyers seeking a distinctive home full of personality, with the scope to further enhance and tailor to modern family living.



Accessed via a block paved driveway providing off road parking for two vehicles, alongside a lawned fore garden. Steps rise to a sweeping block paved pathway leading to the front entrance, framed by a variety of mature shrubs and trees to the front and sides, creating an attractive and established frontage.



PORCH: Entered via a wooden door with an arched-style window above, offering character and charm, and leading through to:

ENTRANCE HALL: A welcoming hallway featuring a part obscured glazed door, radiator, staircase rising to the first-floor landing, and doors leading to the principal ground floor accommodation.

LOUNGE: 14'03" (into bay) max / 11'11" min x 12'07" A charming reception room boasting a single glazed bay window to the front with decorative stained glass inserts above. The room benefits from an original feature fireplace with coal effect fire and surround, complemented by a radiator.

SECOND SITTING ROOM: 12'11" x 10'04" A well proportioned space ideal for entertaining, featuring PVC double glazed French doors opening onto the patio area. Further enhanced by an original coal effect feature fireplace with surround, tiled hearth and inset, along with a radiator.

UTILITY ROOM: 11'10" x 7'06" Fitted with a PVC double glazed door leading to the patio and a matching side window, this practical space includes a stainless steel sink and drainer set within roll top work surfaces, with matching base and wall units. There is space and plumbing for a washing machine and tumble dryer, additional space for a fridge freezer, and tiled flooring throughout.

GUEST WC: Comprising a low flush WC, hand wash basin and radiator.

EXTENDED KITCHEN / DINING AREA: 34'10" x 8'07" An impressive, extended open plan space ideal for modern family living. The kitchen area features two PVC double glazed windows to the side, a stainless steel sink and drainer set within roll top work surfaces, and a comprehensive range of matching base, wall units and drawers. Integrated appliances include an eye level double oven, dishwasher and fridge, alongside a five-ring gas hob with extractor hood over and tiled splashback. The dining area is flooded with natural light via two additional side windows, two skylights, and PVC double glazed French doors opening onto the rear garden. With two radiators and ample space for a dining table, chairs and additional seating, this is a superb social hub of the home room with a PVC double glazed window to the rear and radiator.



TENURE: We have been informed by the vendor that the property is Freehold.

Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





FIRST FLOOR LANDING: With radiator, stairs rising to the second floor, and doors leading to:

BEDROOM ONE: 11'11" x 16'04" A spacious principal bedroom featuring three original single-glazed sash windows to the front, radiator, and an original feature fireplace.

BEDROOM TWO: 11'00" (to wardrobe) x 10'05" With a PVC double glazed window to the rear, radiator, and built in triple wardrobes providing excellent storage.

BEDROOM FOUR: 11'01" max / 6'04" min x 8'10" A versatile room with a PVC double glazed window to the rear and radiator.

FAMILY BATHROOM: Fitted with an obscure PVC double glazed window to the side, panelled bath, low flushing WC, hand wash basin, half tiled walls, tiled flooring, and a stylish column style radiator.

SECOND FLOOR LANDING: With skylight allowing for natural light, and doors leading to:

BEDROOM THREE: 13'06" x 10'05" A bright and airy room featuring a PVC double glazed window to the side, two skylights, and a radiator.

SHOWER ROOM: Comprising an enclosed shower cubicle, low flushing WC, hand wash basin, tiled surround and flooring, skylight, and chrome effect ladder style radiator.

REAR GARDEN: A thoughtfully landscaped and private rear garden beginning with a side block paved patio seating area. Steps lead to a further block paved terrace, ideal for entertaining, and onto a tiered lawned garden. A decked area is positioned midway, with mature shrubs and bushes to both sides enhancing privacy and greenery throughout.

GARAGE: Accessible via an up and over door to the front, offering excellent storage space.





Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. dimensions are approximate. Items



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

