CARROWAY FIELD HOUSE CARROWAY HEAD
CANWELL
SUTTON COLDFIELD
B75 5RY

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A converted two-bedroom cottage, offering a stylish modern home in a sought after semi-rural location.

ACCOMMODATION
Ground floor: living Room, kitchen/diner, bathroom.

First floor: principal bedroom with skylights, second bedroom with skylights.

Approximate gross internal floor area 708.6 sq ft (65.8 sq m).
EPC rating D.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







Situation
This newly converted cottage is ideally situated in a semi-rural residential area close to Mere Green in Sutton Coldfield, local amenities are in abundance and there is an excellent selection of primary and secondary schools including Little Sutton Primary School, Moor Hall Primary School, St Joseph's Primary School, The Arthur Terry School, Bishop Vesey's Grammar School, and Sutton Coldfield Grammar School for Girls.
Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Sutton Coldfield provides an excellent choice of shops, restaurants and schooling. In nearby Mere Green there are M&S, Waitrose and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk.

Also close by is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of outdoor pursuits.

Distances
Sutton Coldfield 2.9 miles
Lichfield 7.6 miles
Birmingham 11.8miles
M6 10.0 miles
Birmingham International/NEC 14.0 miles
(Distances approximate)

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Description of Property
This contemporary two-bedroom cottage is situated on a gated discrete plot in a peaceful semi-rural location.

The front door opens into the kitchen/ dining room which features, floor and wall cabinets, wooden countertops, integrated oven and hob with extractor over as well as space for white goods and a small table, there is also a door leading out the other side of the property.

The door to the right leads into the bathroom, featuring a bath with shower over.

The living room features laminate flooring and recessed lighting as well as windows to three aspects and French doors leading to the patio area for a bright open space.

To the first floor the principal bedroom features two skylights. The second bedroom offers a versatile featuring a skylight and potential to be used as a home office.

Gardens and Grounds
The property benefits from a very generous drive offering parking for several vehicles.

A large patio offers plenty of outside space to enjoy and entertain. There is a large garden which will have one of the worlds leading Husqvarna automowers installed to maintain it (serviced by landlord).

The properties' unique location and positioning offers stunning views out over the countryside.

Services
We understand that mains water, gas and electricity are all connected.

Fixtures and Fittings
Only those items mentioned in the particulars are to be included.

Directons
From the agent's office at 8 High Street, head north along the A5127 turning right on to the A453. Continue straight over the roundabout at Bassets Pole, the property will be located after 0.7 miles on the right-hand side.

Terms
Local authority: Lichfield District Council
Tax band:









Viewings
All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

Disclaimer
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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the lease.

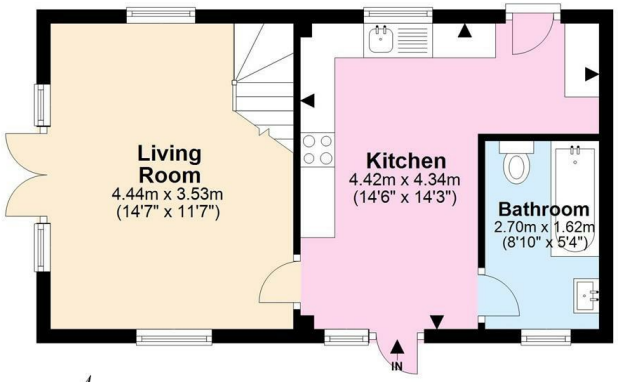
EPC RATING
EPC RATING: D

COUNCIL TAX BAND
COUNCIL TAX BAND: B
LICHFIELD

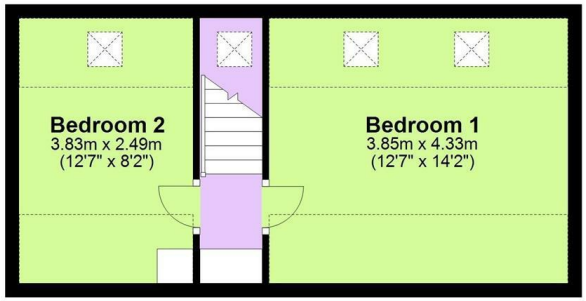
AVERAGE AREA BROADBAND SPEED
AVERAGE AREA BROADBAND SPEED: 91.85 Mbps

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Ground Floor
Approx. 35.4 sq. metres (380.9 sq. feet)



First Floor
Approx. 30.4 sq. metres (327.7 sq. feet)

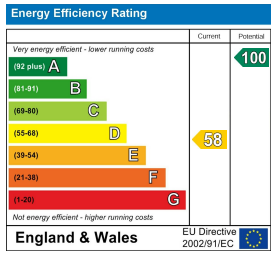




Total area: approx. 65.8 sq. metres (708.6 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

Carroway Field House, Canwell, Sutton Coldfield, B75 5RY



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