



The School House

Weeford Road, Sutton Coldfield, B75 5RL

Guide Price: £850,000



Sutton Coldfield
Fine Residential

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A rare opportunity to acquire an impressive period building originally a school house, with adjoining three bedroom cottage and offering enormous potential for conversion (subject to planning) and renovation.

Originally part of the Canwell Estate, the building occupies a prominent position close to the junction with Slade Road. All the usual amenities are available including shopping and recreational facilities at Mere Green, schools for all ages, public transport and excellent connections to the region's motorway network via the M42 and M6 Toll.

Impressive in appearance the property stands back from the road behind a lawned foregarden with gated gravel driveway.

The School House 36' x 16'7"

Entrance Hall windows on three sides and impressive vaulted ceiling.

Adjoining Cottage

Reception Hall.

Understairs Cupboard.

Lounge 14' x 12' with open stone fireplace and tall windows to front and side.

Dining Room 14' x 11'. Brick fireplace with cabinets to side and tall window overlooking gardens.





Kitchen 15' x 9' inset stainless steel sink, floor cupboards and drawers, worksurfaces, wall units, inset 4 ring hob with oven below and extractor above. Tiled floor, window overlooking the gardens and gas central heating boiler.

Garden Room 9' x 8'3" overlooking the rear gardens. Ceramic tiled floor and French doors.

Laundry with inset stainless steel sink, cupboards below, plumbing for washing machine and tiled floor.

WC with tiled floor.

On The First Floor

Landing with hatch to loft.

Bedroom One 13'10" x 11' max with window to side overlooking a paddock.

Bedroom Two 12' x 6'10" max with window to front.

Bedroom 3 12' x 8' max with window to front.

Bathroom/wc with bath, corner shower, vanity unit with washbasin and wc. Ceramic tiled floor.

Outside

Externally, gated access with parking off Weeford Road with lawned areas to the front and rear, both of which provide potential for additional parking. Further parking spaces can be allocated adjacent to Chase Farm Shop and Cafe - full details on request

The purchase price is subject to VAT at the prevailing rate.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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