



## Harvest Fields Way

Sutton Coldfield, B75 5TJ



Sutton Coldfield  
Fine Residential

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A VERY WELL PRESENTED MODERN FIVE BEDROOM DETACHED FAMILY RESIDENCE OCCUPYING A SOUGHT AFTER LOCATION CLOSE TO ALL AMENITIES.

\*Reception Hall, \*Guest Cloakroom,  
\*Breakfast/Kitchen with Family Area, \*Utility  
\*Sitting Room, \*Dining Room, \*Five Bedrooms,  
\*Three Bathrooms, \*Private Landscaped Garden,  
\*Double Garage.

The property occupies an outstanding location in this very popular residential area within walking distance of all amenities including Mere Green and Sutton Coldfield Town Centre, schools for all ages, cross city rail services from Four Oaks station and the nearby Sutton Park.

The beautifully presented, gas centrally heated residence briefly comprises:

Reception Hall with Karndean flooring and understairs cupboard.

Guest Cloakroom with wall mounted wash basin, w/c, ladder radiator and Karndean flooring.





## On The Ground Floor

Sitting Room with bay window to front, stone fireplace and hearth with log burning stove. Double doors into kitchen.

Office with bay window to front and Karndean flooring.

Kitchen/Breakfast with Family and Dining Areas. A range of contemporary styled units including wall, floor cupboards and pan drawers, integrated appliances including, Oven, microwave oven, dishwasher, fridge, freezer, four zone induction hob with extractor above. Central island with undermount sink and seating area. Feature exposed brick slip wall and split faced feature tile wall to the family area with strip windows to side. Bi folding doors opening to the rear patio and Karndean flooring throughout

Utility with wall and floor cupboards, worksurface, 1 ½ bowl resin sink, plumbing for washing machine and ceramic tiled floor and door to side.





## On The First Floor

Bedroom One with built-in wardrobes, window overlooking the front gardens and wood effect flooring.

En Suite Shower Room. Full width shower enclosure with rain head shower, vanity unit with wash basin and drawers below. Ceramic tiled floor and chrome ladder radiator.

Bedroom Two with fitted wardrobes, window to front and rear.

Bedroom Three with fitted wardrobes and window to rear. Loft hatch with pull down ladder.

Main Bathroom. Bath with shower above, w/c, vanity unit with wash basin, drawers below and illuminated mirror above. Ceramic wall and floor tiling and ladder radiator.

Airing Cupboard.

## On The Second Floor

Bedroom Four with fitted wardrobes and window to front overlooking farmland.

Bedroom Five with window to front.

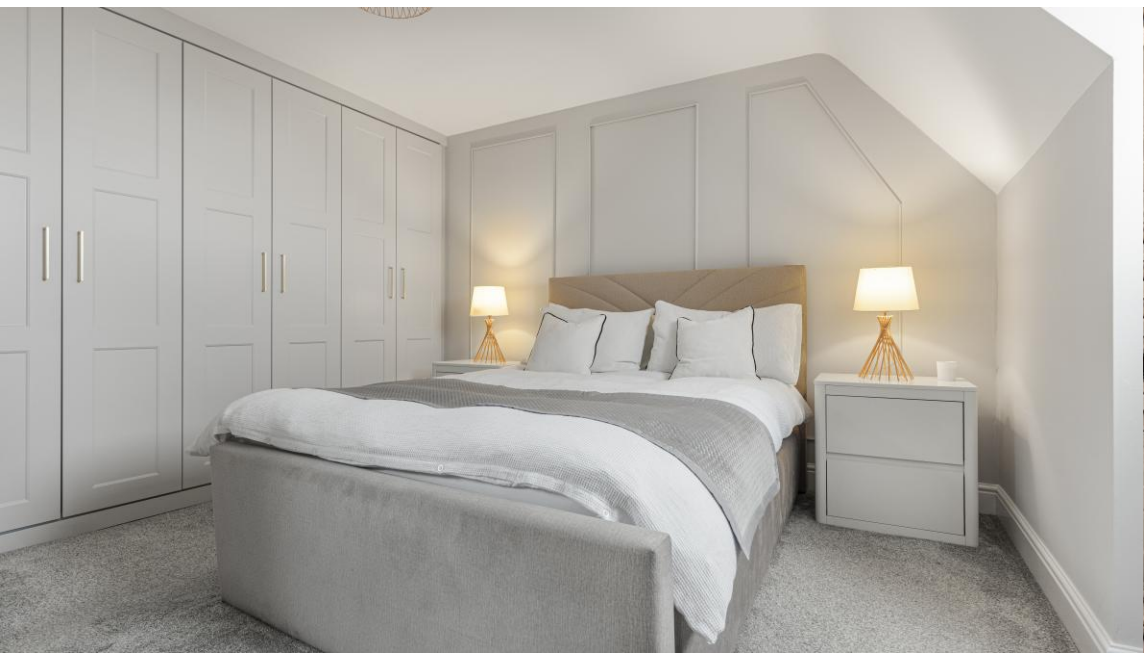
Shower Room. Walk-in shower, wall mounted vanity unit with twin sinks and drawers below. Ceramic wall and floor tiling and ladder radiator.

## Outside

Private landscaped rear garden with paved patio, lawn, shrubs, and bushes.

Detached Double Garage with light and power.







TOTAL: approx. 2292 sq ft

FLOOR PLAN CREATED BY CURICASA  
MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | 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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