

**FOR SALE**



**Manor Road, Sutton Coldfield**

4 Bedrooms, 1 Bathroom, Detached House

**Asking Price Of £475,000**

  
**MARTIN&CO**





- Detached House
- Four Bedrooms
- L-Shaped Lounge
- Dining Kitchen
- Modern Bathroom
- L-Shaped lounge/diner
- Freehold

**OVERVIEW** Set back from the road, an impressive freehold detached home with 4 bedrooms and 1 Bathroom. With off-road parking and a beautiful private garden this property occupies a convenient location just minutes' walk from Sutton Coldfield Town Centre and Sutton Park

Sutton Coldfield Town Centre offers a range of shops and amenities, with bus and train services at Sutton Coldfield Station, situated on the Lichfield to Birmingham line.

In the other direction, also a few minutes' walk away is Sutton Park, offering 2,400 acres of parkland. Wyndley Leisure Centre is also within walking distance and offers a range of facilities including a swimming pool, running track, gymnasium, Badminton and Squash courts.

**PORCH** UPVC glazed porch, giving access to main front door.

**WC** Ground floor WC, with grey tiled walls, white toilet and sink featuring mixer tap and cupboard/pedestal.

**GARAGE** Large garage with up and over door.

**STAIRWAY** Leading up to first floor

**KITCHEN** Modern fitted kitchen in white, with grey worktops and tiled upstands. Grey polished tiled flooring. In-built Bosch oven and Beko Microwave. Built in dishwasher adjacent to sink with mixer tap.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
|   | 54      | 82        |



One end of the kitchen features wooden laminate floor and floor-to-ceiling double glazing. Vailiant boiler located on wall, with central heating radiator in centre of wall.

**LIVING ROOM** Large L-Shaped living room, with wooden laminate flooring. Two large double glazed windows provide views to the backgarden. Access to garden is provided by a double glazed door. The living room features a fire (untested) and heating provided by three central heating radiators. Ceiling has been repaired after leak from bathroom.

**GARDEN** Garden comprising of a patio area, with steps leading to small lawned area.

**STAIRWAY** Leading to second floor

**BEDROOM 1** Master double bedroom with wood laminate floor and double glazing overlooking rear of the house.

**BEDROOM** Front double bedroom, with laminate flooring, with double glazed window overlooking front of property.

**BEDROOM 3** Bedroom 3, double bedroom overlooking rear of property. Wooden laminate flooring and central heating radiator.



**BEDROOM 4** L-Shaped room, with double glazed window overlooking front of the property. Bedroom may fit a small double bed. Wooden laminate floor and central heating radiator.

**BATHROOM** Family bathroom, with fully tiled walls and floor. Featuring matching units for toilet, washbasin and mirrored cupboard. Obscured glass double glazing window.





This plan is for illustrative purposes only and may not be to scale.  
Plan produced using PlanUp.

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