

Clarence Gardens

Sutton Coldfield, B74 4AP

John 
German





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£580,000

An outstanding traditional semi detached house that has been considerably extended and provides exceptional family accommodation. It occupies an equally impressive corner plot including a spacious drive, additional side space and a lovely rear garden.



Accommodation - Step inside the reception hall that provides a welcome introduction into this lovely family home with an under stairs cupboard and attractive quality flooring that extends into the cloakroom and living/dining kitchen. The guest's cloakroom has a white two piece suite and half painted panelled walls.

The delightful lounge has feature full height contemporary tiled fireplace incorporating a recessed remote log effect gas fire. This is open plan to the dining/second sitting area that has a bay window overlooking the decked terrace and garden.

The splendid semi open plan living and dining kitchen is fitted with an attractive and extensive range of white high and low level units with contrasting granite effect work surfaces and a stainless steel one and a half bowl sink and drainer. There is an integrated dishwasher and washing machine, ceiling spotlights and space for a dining table. The range oven and fridge freezer are not included in the sale however may be available by separate negotiation. An opening leads into the stylish living family area having fitted units to one wall and a front facing bay window.

Also on the ground floor is a spacious home office with fitted cupboards.

Climb the stairs to the spacious first floor landing that has bespoke fitted cupboards and access to five bedrooms, four of which are double rooms and have fitted wardrobes. The principal bedroom also has the benefit of its own en suite comprising shower, WC, wall hung wash basin, contrasting tiling and a chrome ladder radiator.

The particularly spacious and impressive family bathroom has a bath with shower and screen above, pedestal wash basin, WC, bidet, tiling to all wet areas and half height painted panelled walls.

Outside - The property occupies an extensive corner plot and is set well back from the road behind a very spacious drive with circular feature that is capable of parking approx. four cars. There is a very useful side area that would be ideal for the storage of a motorhome or caravan. A reduced sized garage now provides a useful garage store.

The lovely rear garden has a sun deck immediately adjacent to the house with lawn beyond surrounded by mature tree borders and a further block paved sun terrace that also has a garden store.

The property is located in this highly sought after area of Four Oaks and is in easy walking distance of an excellent range of shops and classy bars within the centre. There are railway stations at nearby Butters Lane and Four Oaks providing excellent service on the cross city directly into Birmingham City centre and the cathedral City of Lichfield.

Notes:

The electric car charger is not included in the sale.

As previously mentioned the fridge freezer and range style oven is not included in the sale however these items may be available by separate negotiation.

what3words: emporium.orbit.dressy

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12052023

Local Authority/Tax Band: Birmingham City Council / Tax Band D







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1685.46 ft²

156.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		



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