



TAYLOR  
COLE  
*Signature*

## Church Lane

Lea Marston, Sutton Coldfield, B76 0BJ

- Stunning Individual Detached Residence
- Lounge, Dining Room
- Office
- Drawing Room
- Open Plan Kitchen/Dining/Family Room
- Guest Cloakroom
- Five Bedrooms Two With En-Suites
- Luxury Family Bathroom
- Driveway
- Private Rear Garden

**£850,000**

EPC Rating '40'





## Property Description

Taylor Cole Signature are delighted to offer 'for sale' this stunning individual detached residence situated within the highly desirable village of Lea Marston. The property occupies a beautifully secluded position close to St John the Baptist Church and is set within a generous sized plot. The property has been tastefully upgraded with accommodation in brief comprising: lounge, office, drawing room, sitting room, stunning open plan kitchen/dining/family room, guest cloakroom, five bedrooms two with en-suites, luxury family bathroom. Further benefits include UPVC double glazing, gas fired central heating and air conditioning to bedrooms, a sweeping driveway with electric remote control entrance gates, generous sized private rear garden backing onto open woodland.

This beautiful family home occupies a truly wonderful position in the heart of this highly desirable village, with the gardens overlooking open countryside. The property itself is approached via electronic remote control entrance gates, with a sweeping driveway with lawned gardens to both sides and providing ample off road parking facilities



along with access to the front entrance, with external courtesy lighting and a composite front door.

#### LOUNGE

14' 4" x 13' 5" (4.38m x 4.10m) The focal point of this attractive room is a feature brick fireplace with oak beam and inset log burner, UPVC double glazed windows to front and rear, ceiling downlighters, oak beam to ceiling, tiling to floor with underfloor heating, oak doors to:

#### OFFICE

10' 5" x 4' 3" (3.20m x 1.30m) Providing flexible accommodation and having a UPVC double glazed window to the front, radiator, ceiling downlighters, tiling to floor.



#### SITTING ROOM

14' 1" x 11' 10" (4.31m x 3.61m) This immaculately presented room has a UPVC double glazed window to the front, ceiling downlighters, oak beam to ceiling, tiling to floor with underfloor heating, oak door leading to:

#### DRAWING ROOM

13' 10" x 10' 3" (4.23m x 3.13m) A staircase leads off to the first floor landing, with the drawing room having a UPVC double glazed window to the front, ceiling downlighters, understairs recess with lighting, tiled floor with underfloor heating, open access leading through to:



#### STUNNING KITCHEN/DINING/FAMILY ROOM

31' 2" x 15' 1" (9.51m x 4.60m) This stunning open plan room with exposed brickwork enjoys an outlook over the gardens, with the kitchen itself being refitted with an excellent range of matching base units and drawers with contemporary style working surfaces over and matching up-stands, along with a matching breakfast island with feature lighting over, under-counter sink unit with hot and cold mixer tap, two built-in 'AEG' stainless steel ovens with a further two matching 'AEG' combined microwave/ovens, induction hob with glass splashback and extractor hood over, integrated appliances to include dishwasher and washing machine, built-in wine cooler, space and point for 'American' style fridge/freezer, matching full height larder style cupboard, additional range of matching wall cupboards with under-cupboard lighting, marble tiling to floor with matching skirting board and having underfloor heating, ceiling downlighters, air conditioning unit, UPVC double glazed windows overlooking both the front and rear gardens, along with UPVC double glazed French doors leading out onto the rear garden, oak door leading to:



#### GUEST CLOAKROOM

5' 11" x 3' 6" (1.82m x 1.09m) Beautifully refitted with a close coupled WC and wall hung wash hand basin set in vanity unit, marble wall and floor tiling with underfloor heating, automatic downlighters, built-in airing cupboard housing the hot water cylinder and central heating boiler.



#### FIRST FLOOR LANDING

The central landing has a ceiling downlighter and doors leading off to two further landing areas.

#### LANDING ONE

With a steel security door, ceiling downlighters, radiator, UPVC double glazed window to the front, oak doors leading to:

#### MASTER BEDROOM

14' 11" x 13' 4" (4.57m x 4.07m) This spacious double bedroom is very well presented and has UPVC double glazed windows to front and rear gardens, ceiling downlighters, built-in air conditioning, radiator, laminate flooring, oak door leading to:



#### LUXURY EN-SUITE

11' 2" x 3' 9" (3.41m x 1.16m) Refitted to a high standard with floor and full height wall tiling, and a white suite comprising of walk-in shower cubicle with chrome coloured shower fitment along with side jets, close coupled WC and wall hung wash hand basin set in vanity unit, ceiling downlighters, extractor fan, chrome coloured heated towel rail, UPVC double glazed window overlooking the rear garden.

#### BEDROOM FOUR

10' 7" x 10' 11" (3.25m x 3.33m) This attractive double bedroom has a UPVC arched double glazed window overlooking the gardens, ceiling downlighters, built-in air conditioning, radiator, laminate flooring.



#### BEDROOM FIVE

11' 3" x 7' 8" (3.43m x 2.35m) Well decorated and with a UPVC double glazed window overlooking the rear garden, ceiling downlighters, built-in air conditioning, access to loft, radiator, laminate flooring.

#### LUXURY FAMILY BATHROOM

11' 1" x 7' 1" (3.40m x 2.16m) This truly stunning bathroom has marble floor and wall tiles which complement the white suite. A feature of the bathroom is the double 'jacuzzi' style bath with marble steps, and a suite of corner shower cubicle with high quality shower fitment, close coupled WC and wash hand basin set in vanity unit, ceiling downlighters, extractor fan, chrome coloured heated towel rail, UPVC double glazed window.



#### LANDING TWO

With ceiling downlighters, UPVC double glazed window, radiator, oak doors to:



#### BEDROOM TWO

14' 7" x 13' 0" (4.45m x 3.98m) This double bedroom is currently used as a dressing room, with fitted shelving and hanging rails, UPVC double glazed window to the front, ceiling downlighters, built-in air conditioning, radiator, laminate flooring.

#### BEDROOM THREE

11' 3" x 12' 0" (3.43m x 3.67m) This immaculate bedroom has a UPVC double glazed window to the front, ceiling downlighters, built-in air conditioning, access to loft, radiator, laminate flooring, oak door leading to:

#### EN-SUITE

5' 10" x 2' 9" (1.79m x 0.86m) Beautifully fitted with a white suite of enclosed shower cubicle with chrome coloured shower fitment, close coupled WC and wall hung wash hand basin set in vanity unit, complementary floor and wall tiling, ceiling downlighters, extractor fan.



#### OUTSIDE

##### BRICK BUILT STORE

To the side of the property is a brick built store with UPVC double glazed entrance door and window, currently used for storage but offers potential to create a study/office.

##### REAR GARDEN

A wonderful feature of this home is the large and private rear garden which overlooks both the church grounds and woodland. The garden itself is mainly laid to lawn with fencing to boundaries and a concrete base with brick built walls offering further potential to create an outside entertaining area.



##### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

##### TENURE

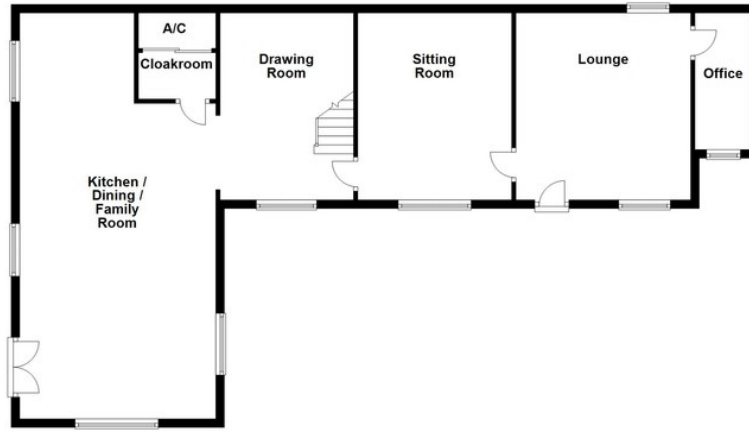
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

##### VIEWING

By prior appointment with Taylor Cole Estate Agents on 01827 311412



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements