



Scarecrow Lane

Sutton Coldfield, West Midlands, B75 5TU

Offers In Region Of £550,000

Property Features

- Exceptional Three-Storey Townhouse
- Welcoming Entrance Hall
- Outstanding Open Plan Kitchen & Family Area
- Separate Utility & Guest Cloakroom
- Master Bedroom With Luxury En-Suite
- Three Further Double Bedrooms
- Re-Fitted Family Bathroom
- Garage & Driveway
- Low Maintenance Rear Garden
- Freehold

Full Description

Taylor Cole Estate Agents are thrilled to welcome to the market this exceptional three-storey townhouse situated on the sought-after and modern residential development of 'Harvest Fields.' This spacious family home offers a wonderful blend of style, space, well planned functionality, and comfort across its spacious three floors.

Situated on a corner plot, which is meticulously protected by an intelligent camera system, this double-fronted home enjoys a privileged position with space to both the front and side. This layout floods the internal accommodation with an abundance of natural light, creating a warm and inviting atmosphere throughout the day.

To the side of the property the tarmac driveway offers off-road parking, along with access to the side entrance door and garage entrance door.

GROUND FLOOR

As you step into the welcoming entrance hall, you'll immediately appreciate the elegance that this home exudes. The ground floor boasts a classy open aspect breakfast kitchen which is equipped with a stunning display of 'shaker' units and solid oak working surfaces. A separate utility area is tucked to the side, along with an open family area perfect for gatherings and a dual-aspect lounge (currently used as a dining room) providing versatility in its use. A guest cloakroom is also accessed from the entrance hall for added convenience, with stairs off to;



LOUNGE

16' 6" x 10' 2" (5.03m x 3.1m)

KITCHEN

16' 6" x 10' 7" (5.03m x 3.23m)

UTILITY ROOM

6' 9" x 4' 8" (2.06m x 1.42m)

GUEST CLOAKROOM

5' 7" x 3' 8" (1.7m x 1.12m)

FIRST FLOOR

Ascend the stairs to the first floor, where you'll find the master bedroom, complete with a luxury en-suite, offering a private retreat after a long day. Additionally, there's a generously-sized fourth bedroom and a tastefully refitted family bathroom.

BEDROOM ONE

10' 3" x 16' 7" (3.12m x 5.05m)

EN-SUITE

6' 9" x 4' 9" (2.06m x 1.45m)

BEDROOM FOUR

9' 7" x 10' 6" (2.92m x 3.2m)

BATHROOM

7' 1" x 6' 9" (2.16m x 2.06m)

SECOND FLOOR

The second floor of this townhouse features two spacious double bedrooms connected by a landing area, creating superb living and sleeping space and second floor privacy for occupants.

BEDROOM TWO

13' 9" x 16' 9" (4.19m x 5.11m)

BEDROOM THREE

10' 6" x 16' 6" (3.2m x 5.03m)



OUTSIDE

GARAGE

REAR GARDEN & GARAGE

The attractive low-maintenance rear garden is a well planned oasis, featuring well-maintained stone chipping borders and an artificial lawn, perfect for outdoor relaxation and entertainment. The property boasts an adjoining garage accessible from the tandem driveway, providing superb off-road parking and ample storage space for your convenience.



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 the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	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 are 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