



Crofters Lane

Sutton Coldfield, West Midlands, B75 5UJ

Offers Over £440,000

Property Features

- Charming Detached Family Home
- Entrance Hall
- Fitted Breakfast Kitchen
- Spacious Lounge
- Opening Dining Area with Conservatory
- Guest Cloakroom
- Master Bedroom With En-Suite
- Two Further Bedrooms, Family Bathroom
- Garage, Driveway
- Rear Garden

Full Description

Taylor Cole Estate Agents welcome you to this charming detached property situated in the heart of the sought-after and family-friendly community of Harvest Fields. With its impressive features and modern conveniences, this home is a wonderful opportunity for professional couples, through to families.

GROUND FLOOR

As you step inside, the through entrance hallway takes you through to all ground floor rooms, which boasts: a well-appointed fitted breakfast kitchen, spacious lounge area, equipped with a built-in 'Yamaha' surround sound system, creating the perfect ambiance for movie nights or entertaining guests. Adjoining to the lounge is an open dining area within a charming conservatory, flooding the space with natural light.

A guest cloak room provides convenience, with the hall also providing Internal access to the garage with full-electric fob operated garage door, complete with utility facilities, including a washing machine with a water pump and drainage.

FITTED BREAKFAST KITCHEN

16' 0" x 7' 1" (4.88m x 2.16m)

SPACIOUS LOUNGE

19' 11" x 11' 1" (6.07m x 3.38m)

DINING AREA

9' 6" x 9' 1" (2.9m x 2.77m)

GUEST CLOAKROOM

5' 1" x 3' 8" (1.55m x 1.12m)



FIRST FLOOR

Ascending to the first floor, you'll find a thoughtfully designed landing adorned with a feature glass and oak bannister. The master bedroom features an array of built-in wardrobes and an en-suite bathroom complete with underfloor heating. Bedroom two also offer ample floorspace for a freestanding double bed and furniture, with more built-in wardrobes. Bedroom three also boasts a display of fitted wardrobes and plenty of room for a single bed or nursery cot. An attractive family bathroom completes this level, ensuring the convenience of modern family living.

BEDROOM ONE

11' 3" x 11' 8" (3.43m x 3.56m)

EN-SUITE

8' 4" x 4' 5" (2.54m x 1.35m)

BEDROOM TWO

12' 6" x 8' 6" (3.81m x 2.59m)

BEDROOM THREE

11' 1" x 5' 3" (3.38m x 1.6m)

FAMILY BATHROOM

5' 0" x 8' 5" (1.52m x 2.57m)

OUTSIDE

GARAGE

REAR GARDEN

Stepping outside, you'll discover a rear garden that is a haven for relaxation and outdoor enjoyment. Designed for low maintenance, it provides the perfect space for al fresco dining, gardening, or simply unwinding in the fresh air. The garden also grants easy access to the side entrance gate, the kitchen side door, an external cold water tap, and outdoor power sockets, enhancing the practicality of outdoor living.



ANTI MONEY LAUNDERING

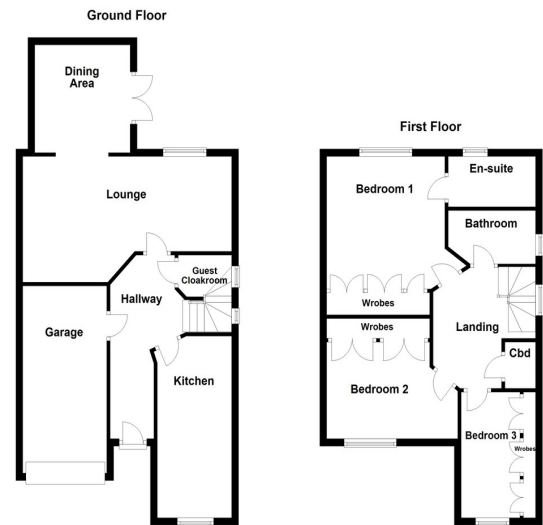
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

6a Victoria Road
 Tamworth
 Staffordshire
 B79 7HL

www.taylorcole.co.uk
 sales@taylorcole.co.uk
 01827 311412

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