

**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE. THIS IS AN APPROXIMATE**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**LEGAL READY**

"How does this help me?"

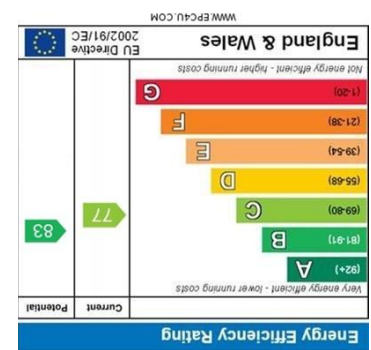
The motivated vendor of this property has required their solicitor with all the paperwork to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Four Oaks | 0121 323 3323



- Highly Sought After Town Centre Location
- Private Road Within Sutton Coldfield
- 3 Formal Reception Rooms
- Open Plan Fitted Kitchen & Family Room
- Utility & Guest WC

Manor Drive, Sutton Coldfield, B73 6ER

Offers In Region Of  
 £1,125,000



## Property Description

Occupying a secluded position and set on a private drive within Sutton Coldfield, this 5 bedroom 4 bathroom executive detached family home is being sold with the benefit of having no upward chain. The home benefits from being on the south side of Sutton Coldfield which has easy access into Birmingham and is approximately 6 miles away the property is a short distance from Sutton Coldfield train station and town centre.

The town of Sutton Coldfield, officially known as the Royal Town of Sutton Coldfield, lies about 6 miles from Birmingham. Nearby, Sutton Park provides the ideal location for family, leisure and well-being. Its seven lakes, extensive woodland and several restaurants fall on the edge of two 18-hole golf courses in Boldmere and Streetly.

Sutton Coldfield provides an excellent place to shop and relax, schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School and Plantsbrook Secondary.

Internally there is a large hallway with a central staircase leading to a galleried landing, there is a guest WC, a formal lounge and separate dining room, a further reception room/home office, a lovely open plan kitchen, dining, family room and utility room. On the first floor there are 5 double bedrooms, 3 of which have en suite facilities and a family bathroom, to complete the home there is a detached double garage and private rear garden.

Homes such as this are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**ENTRANCE HALLWAY** A grand entrance hallway with a central staircase leading to the galleried first floor landing, useful storage cupboard, radiator and doors to:

**GUEST WC** To include a white suite with a low level WC, circular wash hand basin, radiator and tiled flooring.

**FORMAL LOUNGE** 18' 11" x 14' 5" (5.77m x 4.39m) Approached via double doors from the hallway and having a feature fireplace as the focal point, a window to the front aspect, 2 radiators and further double doors leading to:

**DINING ROOM** 12' x 14' 5" (3.66m x 4.39m) A further great sized reception room and offering a multitude of uses with double doors leading out to the rear garden, radiator and a door to the open plan kitchen/dining/living room.

**KITCHEN/DINING/LIVING ROOM** 12' 3" x 29' 10" (3.73m x 9.09m) A multifunctional kitchen, living and dining room, the kitchen includes a comprehensive range of matching wall and base mounted units with complementing granite work surfaces over and under cupboard lighting, integrated double oven and gas hob with extractor fan over, frosted display cabinets and pan drawers, integrated dish washer, sink and drainer unit, rear facing window, breakfast bar opening in to the casual dining/sitting area with patio doors to the rear garden, 2 radiators, spotlights and tiled flooring throughout and a door to the utility room.

**UTILITY ROOM** 7' 1" x 8' 11" (2.16m x 2.72m) To include a matching range of base units with plumbing and space for white goods, sink and drainer unit, tiled flooring, radiator and a door to the side.

From the hallway a central staircase rises to the first floor galleried landing with a front facing window, 2 radiators, useful storage cupboard and doors to:

**BEDROOM ONE** 15' 4" x 14' 5" (4.67m x 4.39m) A large master bedroom with a window to the front, radiator, access to the walk in wardrobe and a door to the en suite bathroom.

**EN SUITE BATHROOM** To include a matching white suite with a panelled bath and separate

walk in shower cubicle, integrated vanity storage with wash hand basin and integrated WC, heated towel rail and 2 side facing windows.

**BEDROOM TWO** 12' 4" x 12' 10" (3.76m x 3.91m) Having built in wardrobes, a window to the rear, radiator and a door to the en suite shower room.

**EN SUITE SHOWER ROOM** A matching white suite with an enclosed corner shower cubicle, integrated WC, wash hand basin, tiled flooring, radiator and rear window.

**BEDROOM THREE** 12' 3" x 14' 6" (3.73m x 4.42m) Having a window to the front, radiator and door to the en suite shower room.

**EN SUITE SHOWER ROOM** Having a white suite with a fully enclosed shower cubicle, wash hand basin, low level WC, tiled flooring and side facing window.

**BEDROOM FOUR** 12' 10" x 11' 1" (3.91m x 3.38m) Having a window to the rear and radiator.

**BEDROOM FIVE** 11' 7" x 12' 8" (3.53m x 3.86m) Having a window to the rear and radiator.

**FAMILY BATHROOM** Including a matching white suite with a panelled bath with shower attachment, a separate walk in shower cubicle, integrated WC, circular wash hand basin with plinth lighting, heated towel rail and side facing window.

**DOUBLE GARAGE** 18' 5" x 17' 9" (5.61m x 5.41m) Buyers should please check the suitability for their own vehicle/requirements and has 2 doors to the front and further storage overhead. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear and side of the home there is a private garden with fenced boundaries, a gated entrance and being ideal for the family buyer.

Council Tax Band H - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 11Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 22Mbps.

Networks in your area - Openreach

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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