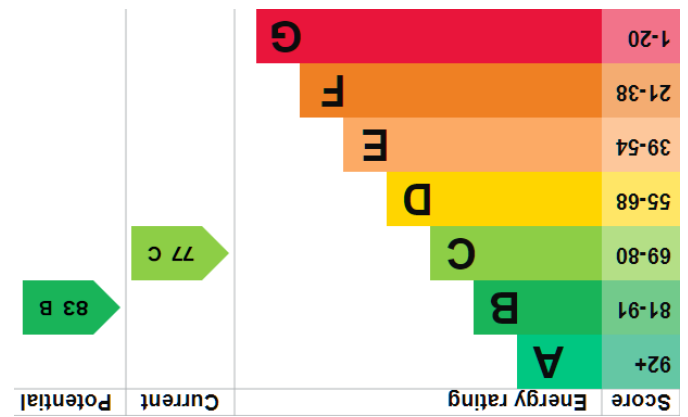


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

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



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



- Executive 5 Bedroom Detached Family Home
- Private Road Within Sutton Coldfield
- 4 Reception Rooms
- Ground Floor Shower Room
- Fitted Kitchen Diner

Manor Drive, Sutton Coldfield, B73 6ER

Offers In Region Of  
 £995,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Green and Company Distinctive and Rural Homes are delighted to offer to the market this superb 5 bedroom executive detached family home situated on a private drive off the Driffold in the centre of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield town centre all of which are on the doorstep. Approached via a private driveway this impressive family home is entered via a hallway giving access to a formal lounge and separate dining room, a rear sitting room and conservatory, a large kitchen diner and ground floor shower room, on the first floor there is a galleried landing with access to 5 double bedrooms, the master features a dressing room and en suite bathroom, the guest bedroom also has an en suite shower room and a family bathroom, to complete the home there is a double garage and a private rear garden.

Homes of this size and standard are extremely rare to the market so early inspection is strongly advised to avoid any disappointment.

Being sold with no upward chain the accommodation briefly comprises:

**ENTRANCE HALLWAY** Having a tiled floor, a staircase rising to the first floor galleried landing with useful storage cupboard beneath and doors to:

**FORMAL LOUNGE** 20' 1" to bay x 12' 4" (6.12m x 3.76m) A spacious formal lounge with a feature fireplace as the focal point, a deep walk in bay to the front and two radiators.

**DINING ROOM** 12' 10" to bay x 10' 11" (3.91m x 3.33m) Offering a multitude of uses and currently a home office but could be a dining room or snug with a deep bay window to the front aspect and radiator.

**FAMILY ROOM** 13' 4" x 18' 7" (4.06m x 5.66m) Having a tiled floor and two sets of patio doors to the conservatory.

**CONSERVATORY** 12' 6" x 18' 10" (3.81m x 5.74m) Enjoying views over the rear garden and having central patio doors.

**FITTED KITCHEN DINER** 26' x 11' 6" (7.92m x 3.51m) To include a comprehensive range of high gloss cream fronted wall and base mounted units with complementing work surfaces over and tiled splashbacks, over cupboard lighting, integrated double oven and gas hob with extractor fan over, integrated microwave and dishwasher, space for an American Style fridge freezer, sink and drainer unit, dining area with vaulted orangery lantern light, patio doors to the rear and full height radiator.

**SHOWER ROOM** Includes a corner Hydro Massage enclosed shower cubicle, low level WC, wash hand basin with vanity storage beneath, heated towel rail and door to the garage.

From the hallway a staircase rises to the first floor galleried landing with a front facing window, two storage cupboards and doors to:

**BEDROOM ONE** 10' 1" x 19' 2" (3.07m x 5.84m) A large master suite with a window to the front aspect, radiator and doors to both the dressing room and en suite bathroom.

**DRESSING ROOM** Fitted with shelving, hanging and storage space, a Velux window to the side and radiator.

**EN SUITE BATHROOM** To include a white suite with a P shaped bath and separate shower cubicle, wash hand basin with vanity storage beneath, heated towel rail, tiled flooring and rear window.

**BEDROOM TWO** 12' x 12' 6" (3.66m x 3.81m) Having a window to the front, radiator and door to the en suite shower room.

**EN SUITE SHOWER ROOM** A matching suite to include an enclosed shower cubicle, wash hand basin with vanity storage, low level WC and side window.

**BEDROOM THREE** 11' 6" x 11' (3.51m x 3.35m) Having a window to the front and radiator.

**BEDROOM FOUR** 12' 3" x 11' 2" (3.73m x 3.4m) Having a window to the rear and radiator.

**BEDROOM FIVE** 9' 1" x 7' 2" (2.77m x 2.18m) Having a window to the rear and radiator.

**FAMILY BATHROOM** A further white suite with a panelled bath and separate shower cubicle, wash hand basin with vanity storage beneath, tiled flooring, heated towel rail and rear facing window.

**GARAGE** 17' 8" x 18' 6" (5.38m x 5.64m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**AGENTS NOTE** Manor Drive is a private road but there are no annual fees.

Council Tax Band H Birmingham City Council

**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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