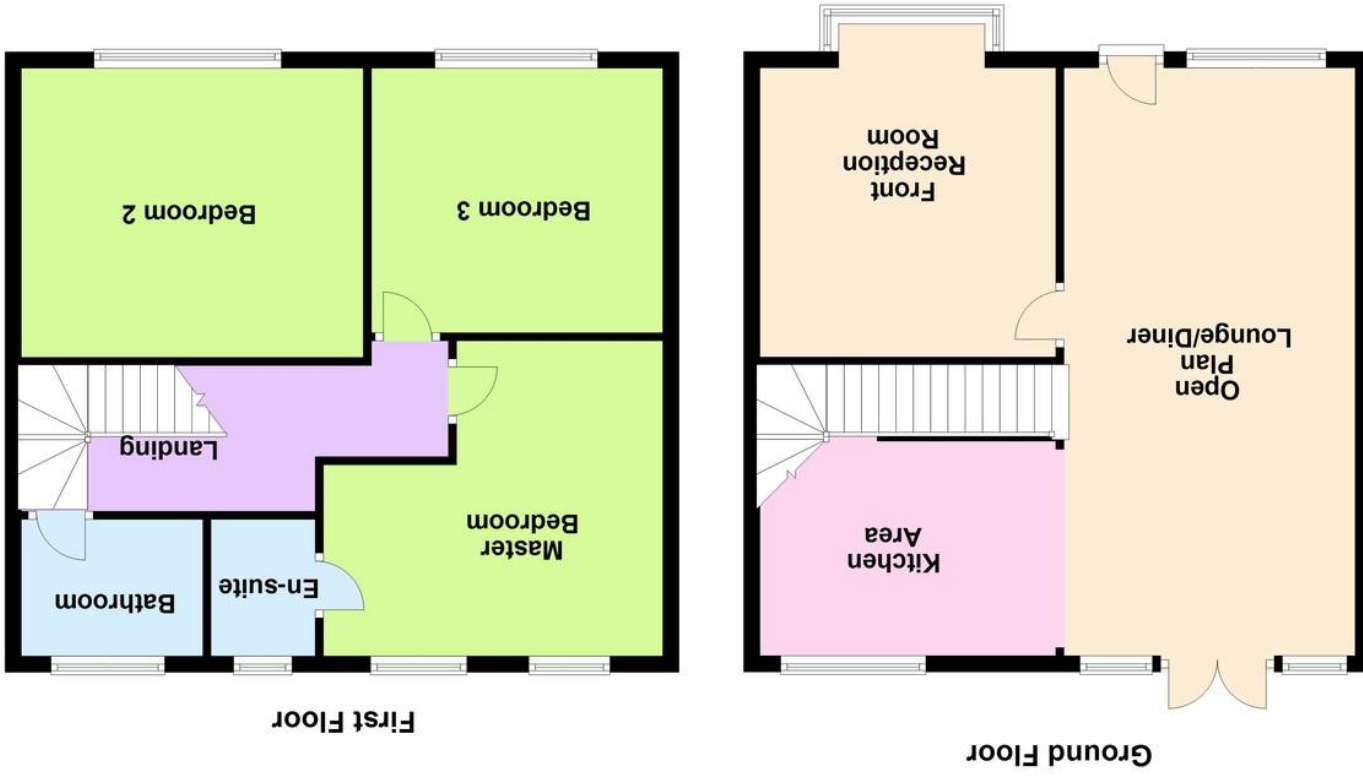
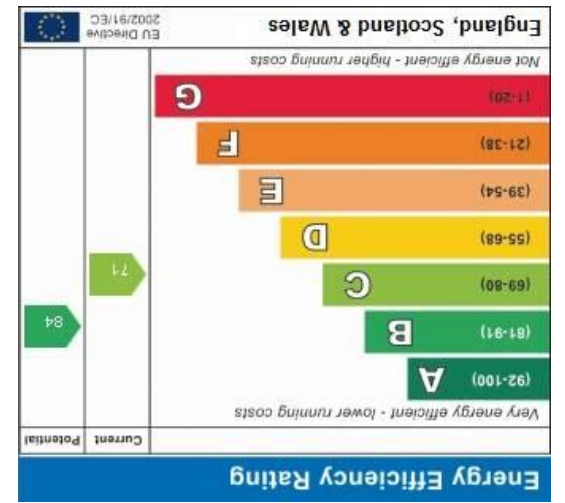


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Walmley | 0121 313 1991



- SPACIOUS EXTENDED PERIOD END TERRACE
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS OPEN PLAN KITCHEN / DINER / FAMILY ROOM
- SEPARATE SITTING ROOM
- THREE DOUBLE BEDROOMS
- MASTER EN-SUITE



Reddicap Heath Road, Sutton Coldfield, B75 7DU

Offers Over £320,000



## Property Description

\*\*\*DRAFT DETAILS - AWAITING VENDORS APPROVAL\*\*\*

MUST BE VIEWED INTERNALLY - This spacious appointed three bedroom extended period end terrace occupies this sought after location, with easy access to amenities including local shops, Fairfax school, John Willmot school and transport links providing easy access into both Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The extended accommodation briefly comprises: superb open plan lounge / dining room / kitchen, separate sitting room, landing, three double bedrooms, master en-suite and family bathroom. Outside to the front the property is set back from the road behind a multi vehicle driveway providing ample off road parking and to the rear there is a good sized mature rear garden. Early internal viewing of this property is highly recommended and in more detail the accommodation comprises:

OUTSIDE To the front the property is set back from the road behind a driveway providing ample off road parking with gated access to rear.

THROUGH LOUNGE DINING ROOM 23' 9" x 11' 9" (7.24m x 3.58m) Being approached via leaded opaque double glazed composite entrance door with double glazed bay window to front, feature designer radiator, Oak flooring leading through to dining area with further designer radiator, double glazed French doors giving access to rear garden with matching side screens, stairs off to first floor accommodation, opening through to kitchen and door through to front sitting room.

FRONT SITTING ROOM 16' 1" into bay x 11' 11" (4.9m x 3.63m) The focal point of the room is a feature fire place with surround and hearth fitted with living flame gas fire, Oak flooring, coving to ceiling, radiator and walk-in double glazed bay window to front.

KITCHEN AREA 12' 10" x 11' 11" max and 8' 8" min (3.91m x 3.63m and 2.68m) Having a comprehensive matching range of wall and base units with worktop surfaces over incorporating inset one and a half bowl sink unit with chrome mixer tap and complementary tiled splash backs, built-in grill and over, integrated fridge and freezer, integral dishwasher, space and plumbing for washing machine, stone flooring, down lighting, cupboard housing gas central heating boiler, feature designer radiator and double glazed window to rear elevation.

LANDING Being approached via spindle turning staircase with access to loft via pull down ladder and doors off to:

BEDROOM ONE 12' 11" max and 8' 10" min x 11' 8" (3.94m and 2.46m x 3.56m) Having double glazed window overlooking rear garden, radiator and door through to en-suite shower room.

EN-SUITE SHOWER ROOM Being fully tiled with a suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap, fully tiled enclosed shower cubicle with mains fed shower over, down lighting, extractor and opaque double glazed window to rear elevation.

BEDROOM TWO 14' 5" x 9' 11" (4.39m x 3.02m) Having a comprehensive matching range of built-in wardrobes with shelving and hanging rail, double glazed window to front, radiator and ceiling fan / light point.

BEDROOM THREE 11' 9" x 10' 8" (3.58m x 3.25m) Having double glazed window to front and radiator.

BATHROOM Having a white suite comprising panelled bath with mixer tap and shower over, low flush WC, pedestal wash hand basin, part tiling to walls, chrome ladder heated towel rail, down lighting and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a good sized established rear garden with raised decked seating area and further paved patio, useful brick built garden store and gardeners WC, gated access to front and the garden is laid mainly to lawn with shrubs and trees to perimeter and fencing to boundary.

Council Tax Band B - 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.