



Woodchurch Grange,
Sutton Coldfield, B73 5GA

£550,000

- **SUPERBLY PROPORTIONED MODERN STYLE DETACHED PROPERTY**
 - **FIVE WELL PROPORTIONED BEDROOMS**
- **FAMILY BATHROOM AND TWO EN-SUITE SHOWER ROOMS**
 - **THREE RECEPTION ROOMS AND SEPARATE STUDY**
 - **FITTED KITCHEN WITH UTILITY ROOM OFF**
 - **GUEST CLOAKROOM**
 - **GENEROUS DRIVE AND DOUBLE GARAGE**
 - **ATTRACTIVE GARDEN AND PATION**
- **CONVENIENT CUL-DE-SAC LOCATION CLOSE TO TRANSPORT LINKS AND AMENITIES**

This superbly proportioned modern style five bed detached property occupies a convenient cul-de-sac location set within close proximity of many sought after amenities including desirable transport links, local shops and schools. The exceptional accommodation on offer includes a generous lounge, separate sitting room, dining room, study, kitchen and utility along with a guest cloakroom and utility room. The first floor boasts a family bathroom and two en-suite shower rooms whilst outside there is off road parking for multiple vehicles, a double garage and tidy garden and patio. An early viewing is essential in order to avoid disappointment.

Tenure: We can confirm the property is Freehold. Council Tax Band:e
We can confirm the Council Tax Band is E payable to Birmingham City Council.

Services Connected: Gas, Electricity, Water and Mains Drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003
or via Suttoncoldfield@paulcarrestateagents.co.uk



Hall

WC

Study 3.68m (12'1") x 2.51m (8'3")

Lounge 5.27m (17'4") x 3.68m (12'1")

Dining Room 5.07m (16'8") x 2.97m (9'9")

Kitchen 3.67m (12') x 3.61m (11'10")

Sitting Room 4.47m (14'8") x 4.04m (13'3")

Utility Room 2.37m (7'9") x 1.55m (5'1")

Landing

Bathroom

A/C

Bedroom 1 4.64m (15'3") x 4.45m (14'7")

En-suite Shower Room

Bedroom 2 3.61m (11'10") x 3.11m (10'2")

En-suite Shower Room

Bedroom 3 3.75m (12'3") max x 3.27m (10'9")

Bedroom 4 3.61m (11'10") x 3.11m (10'2") plus
0.42m (1'4") x 0.42m (1'4")

Bedroom 5 4.25m (13'11") x 2.75m (9')



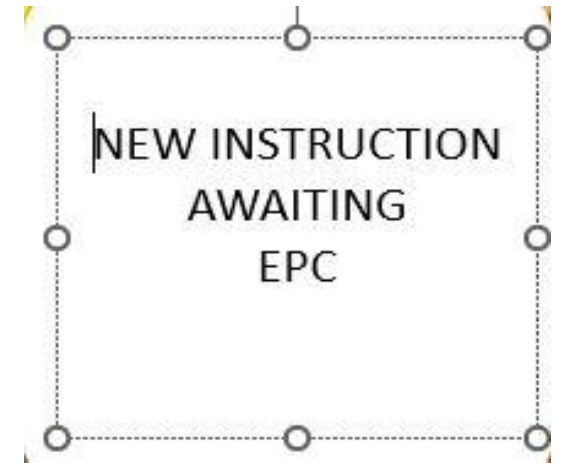


Floor Plan

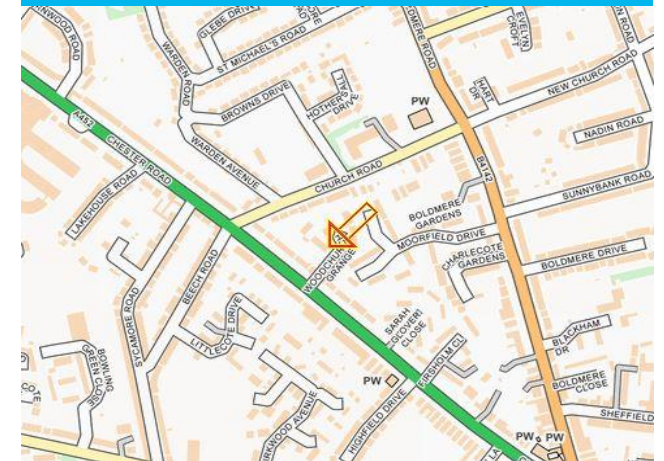
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 1st May 2024