



Foresters Way,
Sutton Coldfield, B75 5UF

Offers in Excess of £400,000

Benefiting from a spacious and thoughtfully configured layout and having been styled and presented beautifully throughout, this fantastic detached three bedroom home is not to be missed.

The house is located within the popular Harvest Fields development and enjoys a superb position within just a very short walk of the central green and Harvest Fields Centre. Set behind a spacious driveway it is immediately apparent how well maintained and superbly presented this house is with care and attention to detail displayed throughout.

On the ground floor there is a welcoming entrance hall with stairs to the first floor and a door opening into a fantastic open plan lounge and dining room which runs the full depth of the property. There is ideal space to relax and dine and a useful storage cupboard is perfect for coats and shoes. Double doors open from the rear into the garden and a door then leads through into the kitchen, perfect for entertaining.

The kitchen is well appointed with plentiful storage cupboards and integrated appliances and a useful and unique separate utility room and guest cloakroom lead off with a further door also leading out into the garden.

Upstairs there is a luxuriously spacious master bedroom with space for a large bed and fitted wardrobes plus a modern ensuite shower room. Two further bedrooms are also good sizes, with bedroom two benefitting from a useful storage cupboard over the stairs and bedroom three also having a storage cupboard. The family bathroom completes the internal rooms.

Outside the garden enjoys a sunny South East facing and incredibly private aspect with a lawned garden and spacious patio plus useful gated side access leading to the front. The property also benefits from a garage.

Foresters Way provides an excellent location for access to highly regarded local schools and major road links are just a short commute. The shops, bars and restaurants of the Mulberry Walk development in Mere Green can also be reached on foot alongside train links with direct routes into Birmingham and Lichfield City Centres.



Entrance Hall

Lounge/Dining Room
7.54m (24'9") x 3.43m (11'3") max

Kitchen
3.43m (11'3") x 2.26m (7'5")

Storage

WC

Utility Room
2.28m (7'6") x 1.75m (5'9")

Garage

Landing

Bedroom 1
4.83m (15'10") x 3.31m (10'11")

En-suite Shower Room

Bedroom 2
3.73m (12'3") x 2.38m (7'10")

Bedroom 3
2.52m (8'3") x 1.93m (6'4")

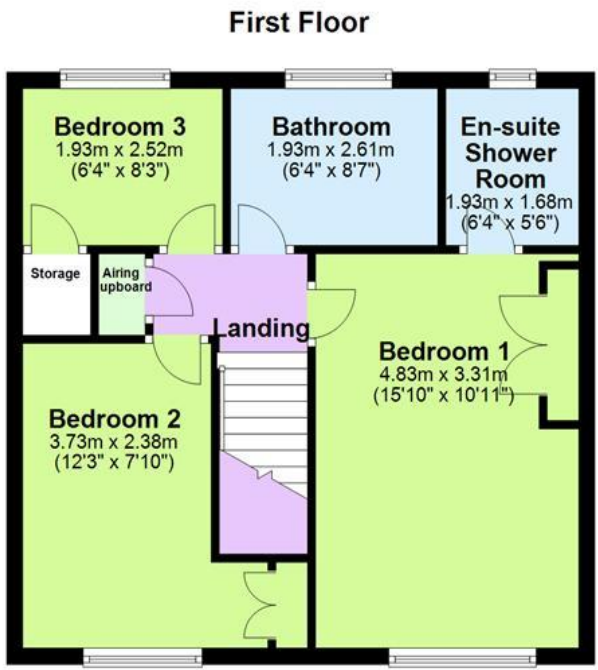
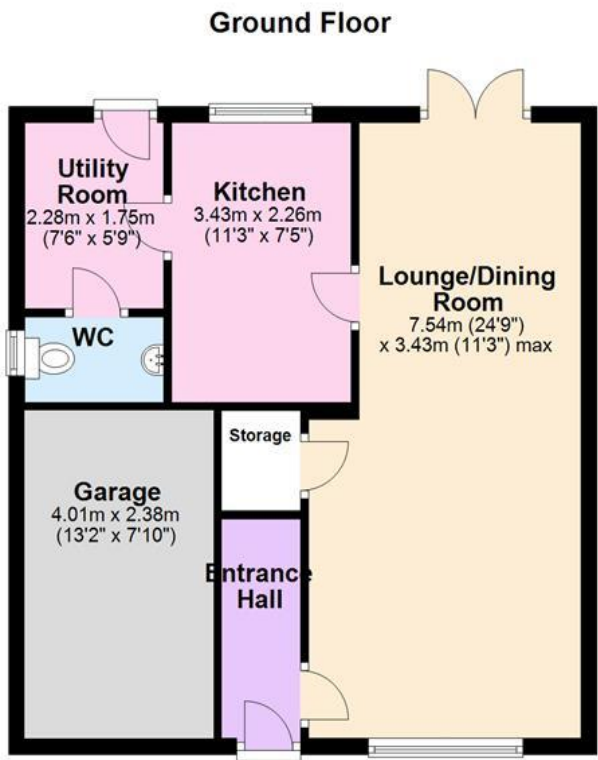
Bathroom





Floor Plan

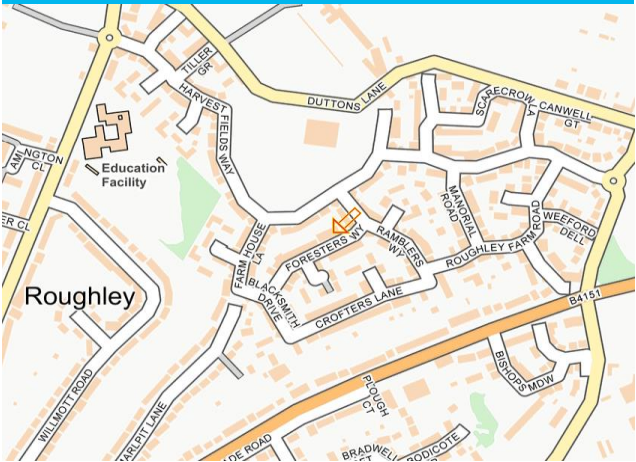
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: