



Welford Grove,  
Sutton Coldfield, B74 4BB

Offers in the Region Of £475,000

This elegant detached bungalow with beautifully landscaped gardens and on a quiet, private grove, could be your future home. Don't miss out on a property that has so much to offer, call now or book a viewing instantly online.

Kick off your shoes and step into what is the real heart of this home, the living room which truly creates a fabulous social space if you are the sort of person that likes to host, or a relaxing calm space to sit and enjoy the outlook over the garden. The dining room is perfect to enjoy breakfast and is large enough for formal dining. The immaculate, recently refitted kitchen which is lined with a range of modern base and wall units and integrated appliances provides ample worktop space.

Both double bedrooms face the front, have large windows that allow a wealth of natural light to flood the rooms. The current owners have cleverly converted the bathroom into a modern en-suite. An additional shower has been added to the original guest WC to create a shower room that is perfect for guests. Plenty of purpose built storage completes the internal accommodation.

Outside, the private, well stocked and well maintained rear garden is mainly lawned with fencing to neighbouring properties. To the fore is a good sized garage and a driveway providing off road parking.

Situated on a larger than average plot this detached home is within walking distance of Mulberry Walk in Mere Green which provides a comprehensive range of amenities including shops, supermarkets, pubs and bistro dining. There is also a doctors' surgery and a Marks and Spencer Simply Food. The area is served by well regarded schools and regular public transport services provide access to Sutton Coldfield and Birmingham.

Butler's Lane train station is closeby and provides commuters with ease of access to Birmingham and Lichfield city centres.







Living Room  
10' 10" x 18' 2" (3.30m x 5.53m)

Dining Room  
8' 4" x 10' 3" (2.54m x 3.12m)

Kitchen  
8' 4" x 9' 8" (2.54m x 2.94m)

Bedroom One  
10' 3" x 12' 10" (3.12m x 3.91m)

Ensuite  
8' 6" x 5' 6" (2.59m x 1.68m)

Bedroom Two  
12' 8" x 9' 1" (3.86m x 2.77m)

Shower Room  
6' 0" x 3' 10" (1.83m x 1.17m)

Garage  
8' 2" x 16' 5" (2.49m x 5.00m)







# Floor Plan

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

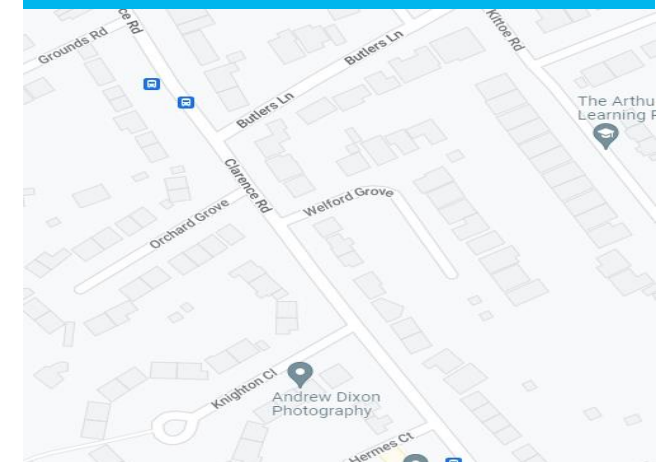
Ground Floor



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	66   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: