



1 Vesey Cottages, Weeford Road,
Sutton Coldfield, B75 5RL

Offers in Excess of £475,000

Four Oaks

Offers in Excess of £475,000



Possessing character and charm throughout and enhanced by exposed beams, this delightful cottage residence offers an abundance of comfortable features and refinements and is offered for sale in good condition throughout. A particular feature are the large cottage style rear gardens which are mature, well stocked and enjoy a high degree of privacy. Internally, this comfortable home has been enlarged and refined and further benefits from gas central heating and PVCU double glazing. All amenities are accessible including The Hungry Horse centre, Chase Farm shop and local convenience store. Mere Green shopping centre is easily accessible by car and the area is well served by regular public transport services providing ease of access to Sutton Coldfield, Four Oaks and Birmingham City centre.

The accommodation briefly comprises the following; Reception hall with solid oak entrance door with double glazed leaded light windows to front and side, ceramic floor tiling, solid exposed beam, useful under stairs storage area and staircase leading off. Well appointed shower room with full height ceramic floor and wall tiling, corner shower cubicle with inset shower with floor cupboards, inset wash basin and WC. A charming sitting room has double glazed leaded light bay window with open outlook towards the rear garden, feature briquette fireplace surround with inset beam, floor cupboards, display shelves and wall cupboards, exposed beam ceiling and archway to a cosy snug/sitting room enjoying full height windows and double casement french doors opening to the rear garden, plate rack and centre ceiling rose. The kitchen offers a comprehensive range of handmade duck egg blue base and wall units with inset Hotpoint four ring gas hob with oven under and extractor hood over, Integrated dishwasher, ceramic floor and wall tiling and step down to breakfast area with a solid oak stable door to front, ceramic floor tiling and exposed beamed ceiling, ample space for breakfast table with further access to the rear and a useful laundry/ utility area off with three-quarter height larder storage cupboards, plumbing for washing machine and wall mounted Worcester combination central heating boiler. A separate dining room has views towards the rear gardens with exposed beamed ceiling and a decorative rustic brick fireplace surround.

On the first floor, a staircase leads to split level landing and three bedrooms. Bedrooms one and two are both pretty rooms with the master bedroom enjoying ample loft wardrobe storage space and windows overlooking rear garden. Bedroom three is a single room with window to the front elevation and could easily be converted to a bathroom if desired. Outside, the rear garden is a particular feature enjoying a high degree of privacy with mature fruit trees, shrubs, flowering borders and crazy paved terrace with a backdrop of Wisteria laid extensively to lawn providing and providing a tranquil place to sit and relax. There is a single car side garage with paved driveway approach providing ample off street parking facility.



Ground Floor Accommodation

Entrance Hall

Lounge

12' 0" x 11' 1" (3.65m x 3.38m)

Sitting Room

11' 3" x 10' 6" (3.43m x 3.20m)

Dining Room

13' 0" x 9' 2" (3.96m x 2.79m)

Kitchen

12' 4" x 7' 7" (3.76m x 2.31m)

Utility area

8' 0" x 6' 8" (2.44m x 2.03m)

Shower Room

7' 1" x 5' 7" (2.16m x 1.70m)

Garage

First Floor Accommodation

Bedroom One

12' 3" x 11' 3" (3.73m x 3.43m)

Bedroom Two

(3.65m x 2.39m)

Bedroom Three

7' 9" x 7' 4" (2.36m x 2.23m)

Large Garden

Large Garden

Private fore Garden

Driveway

Additional Information

Services connected: gas, electric, water and drainage

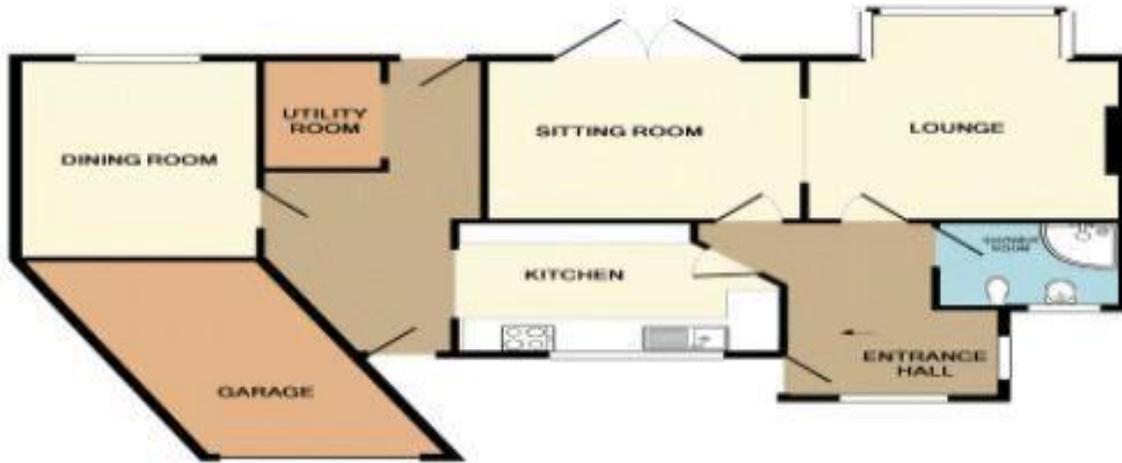
Council tax band: E

Tenure: Freehold

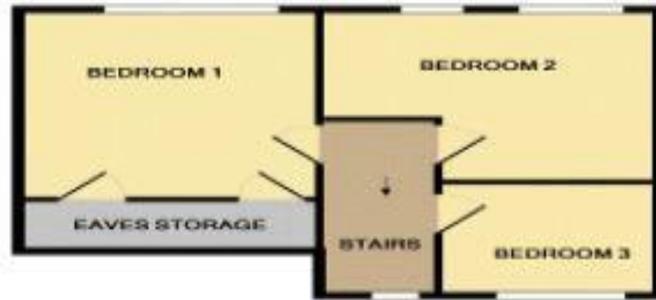


Floor Plan

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



GROUND FLOOR



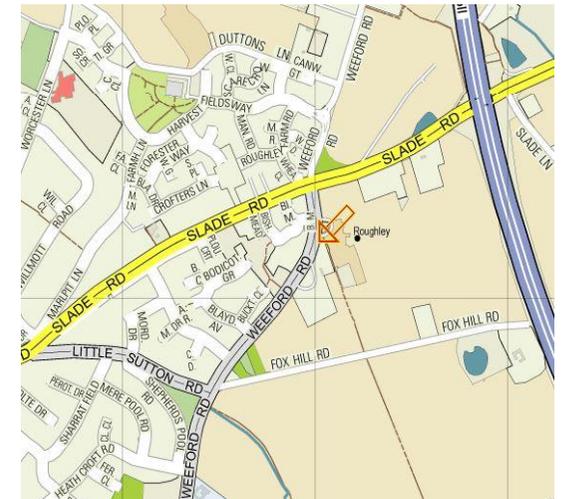
1ST FLOOR

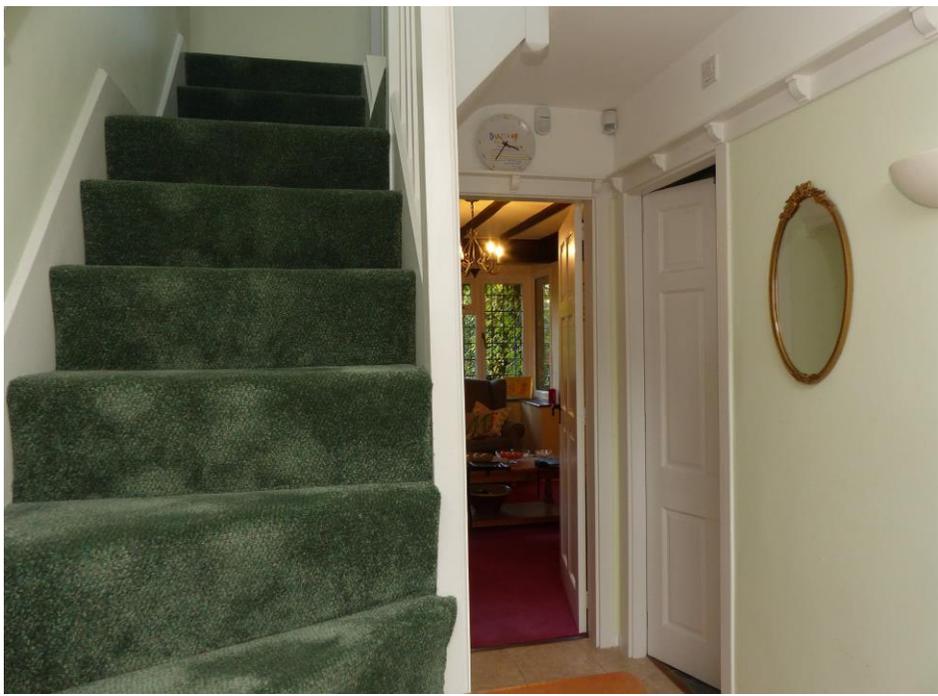
Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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: 6th November 2020

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