



**26 Midgley Drive, Sutton Coldfield, West Midlands, B74 2TW**

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EXCLUSIVE AND RURAL HOMES

This surprisingly spacious detached residence offers excellent family accommodation arranged over three floors. A tasteful loft room conversion provides two further bedrooms plus en suite shower room.

Midgley Drive enjoys a highly desirable residential location approached via Irnham Road and with close proximity to all amenities. Mere Green shopping centre is within walking distance and provides first class shops, restaurants and fine bistro dining. The area is well served by highly regarded schools including Arthur Terry Secondary School. Four Oaks railway station is nearby and provides commuters with easy access to Birmingham and Lichfield City centres.

The accommodation which can only be fully appreciated via internal inspection briefly comprises the following,

Enclosed Reception Porch entrance, Spacious Reception Hallway, modern PVCU decorative glazed entrance door with full height glazed side panels, ceiling cornice, useful under stairs storage cupboard.

Guest cloakroom/WC, white suite with full height coordinated ceramic floor and wall tiling and opaque PVCU double glazed window to front.

Charming Lounge having full height PVCU double casement doors and windows overlooking the rear gardens, feature Italian stone fireplace surround with raised hearth with living flame gas coal effect fire (service prior to using) and ceiling cornice.

Versatile Family Room, with PVCU double glazed dual aspect windows, engineered oak flooring, ceiling cornice and communicating door to, generously proportioned Laundry/Utility room offering an excellent drying area with a range of light wood base and wall units, inset single drainer stainless steel sink unit, composite work surfaces, plumbing for washing machine, space for fridge and freezer and PVCU double glazed door and window opening to the side.

Open plan fitted Kitchen/Dining room enjoying a comprehensive range of light wood base and wall units with integrated dishwasher, built-in five ring gas hob with stainless steel and glass canopy over, built-in Electrolux oven and grill, integrated fridge and freezer, ceramic floor tiling flowing throughout with PVCU window further complemented by full height double casement doors and side windows enjoying direct access to the rear garden.

On the first floor, an easy tread staircase leads to a large and light landing with PVCU double glazed window to front, useful built-in storage room off and providing access to four good bedrooms.

The Principal Bedroom offers an excellent double with a comprehensive range of modern wardrobes with drawer stacks and side dressing table with drawer stack under, additional built-in double wardrobe, PVCU double glazed window to rear and opening to an ensuite Shower

Room, white suite with a walk-in shower cubicle and curved shower screen, inset thermostatic shower fitment, pedestal wash basin, WC low-level suite and opaque double glazed window to side

Bedroom two is an excellent double room, light and airy, with PVCU double glazed window to the front elevation and ceiling cornice

Bedrooms three and four are both double rooms offering built-in storage cupboards.

Family Bathroom comprising a white suite with a large bath with centre mixer tap and ceramic tile splash back, corner shower cubicle with sliding shower doors, pedestal wash basin with mixer taps, WC with low-level suite and dual aspect opaque PVCU double glazed windows. Built-in airing/boiler cupboard housing Worcester Bosch gas central heating boiler with Mega flow water cylinder.

On the second floor, a further return staircase leads up to a landing with Velux window to the front and leading to two further bedrooms. Bedroom five is a generous double room with PVCU double glazed window opening to the side elevation and benefiting from an ensuite shower room with fully tiled shower cubicle with double doors and a vanity unit with inset wash basin and WC with storage cupboards under, additional ceramic wall tiling.

Bedroom six/Home Office has access to the roof storage and a large Velux window to the rear.

Outside, the rear gardens are designed for ease of maintenance with modern natural stone paving, wall and fencing to boundaries, flower border and further raised terrace enjoying a good degree of privacy.

To the fore, a wide tarmac driveway services a large integral garage and provides ample off street parking.



**Entrance Porch**

**Hall**

**Lounge** 18' 6" x 13' 9" (5.63m x 4.19m)

**Kitchen/Diner** 11' 8" x 24' 4" (3.55m x 7.41m)

**Utility** 9' 10" x 13' 5" (2.99m x 4.09m)

**Snug** 18' 1" x 8' 9" (5.51m x 2.66m)

**WC**

**Garage**

**First Floor Landing**

**Bedroom One** 14' 1" x 14' 0" (4.29m x 4.26m)

**Ensuite**

**Bedroom Two** 13' 7" x 13' 10" (4.14m x 4.21m)

**Bedroom Three** 14' 7" max x 12' 10" max (4.44m x 3.91m)

**Bedroom Four** 11' 0" x 11' 9" (3.35m x 3.58m)

**Second Floor Landing**

**Bedroom Five** 11' 4" x 18' 2" max (3.45m x 5.53m)

**Bedroom Six** 10' 1" x 13' 9" (3.07m x 4.19m)

**Jack and Jill Bathroom**



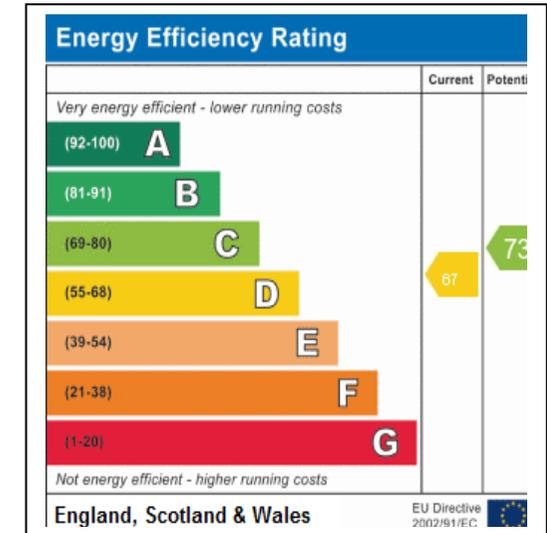


# FLOORPLAN

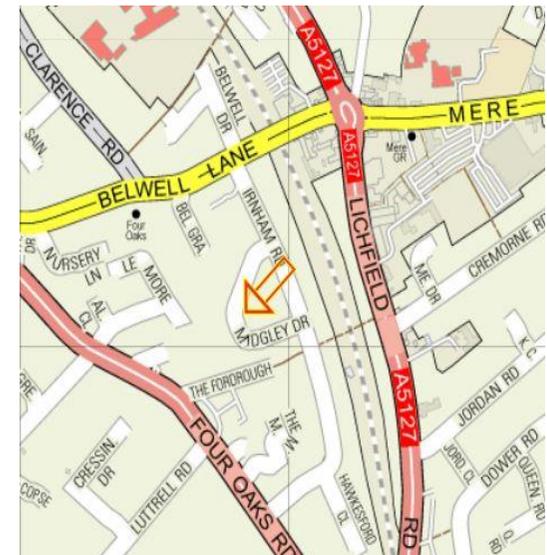
Floorplan is for illustration purposes only and not drawn to scale



## Energy Efficiency Rating



## Map Location





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