



45 Somerville Road, Sutton Coldfield, West Midlands, B73 6HH

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EXCLUSIVE AND RURAL HOMES

This stunning detached family home offers a rare opportunity to acquire a substantial character residence arranged over three floors. Impressive from the kerb with sweeping in and out driveway approach, this charming property retains many original features including stunning Minton flooring and period ceiling cornices yet has been sympathetically improved and refined. Six double bedrooms plus study/nursery room combine with three charming reception rooms with a superb indoor swimming pool to provide the perfect amenity for a young family further complimented by an exceptionally large rear garden which enjoys a high degree of privacy. Occupying a highly desirable location within Sutton Coldfield, Gracechurch centre and Sutton Park are both on the doorstep. Sutton town centre provides a wealth of shops with restaurants and fine bistro dining with Sutton Park providing 2400 acres of unspoilt park and woodland walks. The area is well served by highly regarded schools including Bishop Vesey Grammar school and Sutton Coldfield Grammar School for girls. For the commuter, Sutton railway station provides a regular service to Birmingham and Lichfield City centres.

The accommodation can only be fully appreciated via internal inspection and briefly comprises the following: Enclosed reception porch entrance with double casement entrance doors with decorative small paned bull's-eye inserts and original quarry floor tiling. Delightful reception hallway with stunning original Minton floor with entrance door with leaded light and bull's-eye glazed inserts, matching side panels, communicating door to a charming sitting room with PVCU double glazed bay window to front, feature Italian stone modern fireplace surround with inset log burner fire, raised hearth and natural brick relief, picture rail and original decorative ceiling cornice with centre ceiling roses. Delightful formal lounge, a truly comfortable room, with wide PVCU double glazed bay window to front, feature Italian stone fireplace surround with inset log burner, raised hearth and natural brick inset, picture rail, original ceiling cornice and ornate ceiling rose forming a focal point of the room. Open Plan fitted kitchen/ breakfast room offering a range of pinewood base and wall units with ceramic floor tiling flowing throughout, inset double drainer stainless steel sink unit, four ring gas hob, ceramic wall tiling, built-in double oven with space for microwave, ceiling cornice and windows incorporating double casement French doors opening to the rear gardens. A separate family room provides a truly versatile space with PVCU double glazed windows and double casement doors enjoying an open outlook over the rear garden, Amtico style flooring. A generously proportioned laundry/utility room has formica work surfaces with inset Belfast style twin well sink unit with mixer tap, plumbing for washing machine, wall cupboards, ceramic floor and wall tiling and ample space for American fridge freezer. A single casement door opens to the side elevation with further block paved parking.

Guest cloakroom/WC with modern white suite and ceramic wall tiling to half height and extractor fan. From the utility, doors access the garage and lead to a well-proportioned gym/ family room with PVCU double glazed door to garden complimented by to a useful family shower room with corner shower, full height ceramic floor and wall tiling, semi pedestal wash basin, WC with low level suite and opaque double glazed window to side. Boiler/plant room housing three central heating boilers with pressurised systems and filtration unit and heating system servicing the substantial indoor swimming pool.

On the first floor, an easy tread staircase with the original handrail and balustrade leads to a split-level return landing with a decorative stained glass modern casement window to rear and leading to four excellent bedrooms. The principal bedroom is truly light and airy room with double casement modern double glazed sash windows to front, picture rail and decorative ceiling cornice with communicating door to a well appointed en suite bathroom with expensive feature freestanding bath with a highly individual curved shower screen with external clad brass and stainless steel pipework servicing a fixed rain shower head, his and her pedestal washbasins with mixer taps, WC with low level suite all complimented by luxury full height wall and floor tiling. Bedroom two, three and four are all generous double bedrooms with period picture rail and ceiling cornice period features. A useful study/nursery room has double glazed window to front, picture rail and ceiling cornice. The family bathroom comprises a wild sage coloured suite with co ordinated ceramic wall tiling with decorative panel inset, large, panelled bath, pedestal washbasin, WC with low level suite, bidet and ceramic floor tiling.

On the second floor, a return staircase with walk in storage cupboard leads to a landing with double glazed window opening to a flat roof (offering suitable potential for further extension subject to planning permission) with access to two further excellent doubles bedrooms with excellent ceiling height. Bedroom five has a double glazed window to side with bedroom six enjoying an orial style window to front. Additional built-in general-purpose storage cupboard.

A good sized integral two car garage has modern electric roller shutter entrance door with wide workbench and storage shelves easily accommodating two large vehicles. A superb indoor swimming pool complex forms a particular feature of this family home with windows and double casement doors opening to the side terrace with a large pool with pool cover. Solar powered with gas boiler top up heating provides a fully adjustable pool installed by the reputable West Midlands swimming pools. A very large rear garden is laid extensively to lawn with extensive block paved terrace and flanked by mature beech and privet hedging all enjoying a high degree of privacy. Ornate double gates to the side provide a further parking area with block paving ideal for caravan or boat storage and potential (subject to planning) for a further garage.

Tenure: We can confirm that the property is Freehold

Services Connected: Mains electricity, gas, water and drainage

Council Tax Band: We can confirm that the council tax band is G payable to Birmingham City Council.

Viewings: Strictly via appointment through our Exclusive and Rural Homes Department on 0121 308 5511 or via sales@exclusiveandruralhomes.co.uk

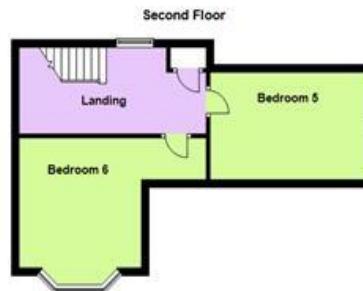


Entrance Porch	First Floor Landing
Entrance Hall	Bedroom One 15' 9" x 14' 1" (4.80m x 4.29m)
Formal Lounge 18' 6" x 12' 4" (5.63m x 3.76m)	En suite
Sitting Room 19' 1" x 14' 2" (5.81m x 4.31m)	Bedroom Two 11' 3" x 18' 8" (3.43m x 5.69m)
Family Room 11' 9" x 13' 6" (3.58m x 4.11m)	Bedroom Three 16' 3" x 13' 9" (4.95m x 4.19m)
Kitchen/Diner 14' 3" x 20' 4" (4.34m x 6.19m)	Bedroom Four 11' 4" x 10' 9" (3.45m x 3.27m)
Utility Room	Family Bathroom
Gym	Study 5' 4" x 8' 4" (1.62m x 2.54m)
Shower Room	Second Floor Landing
Boiler Room	Bedroom Five 9' 0" x 14' 3" (2.74m x 4.34m)
Swimming Pool	Bedroom Six 11' 4" x 10' 9" (3.45m x 3.27m)
Garage	

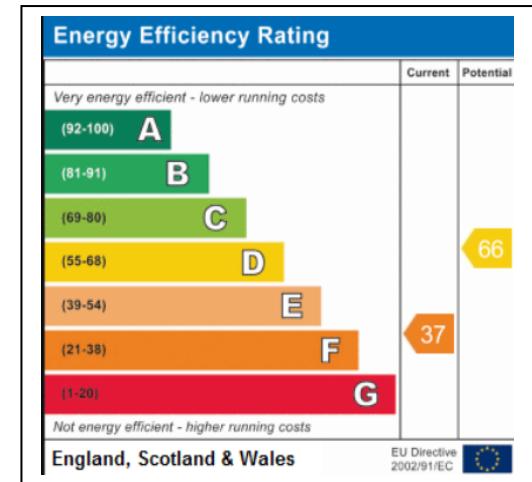


FLOORPLAN

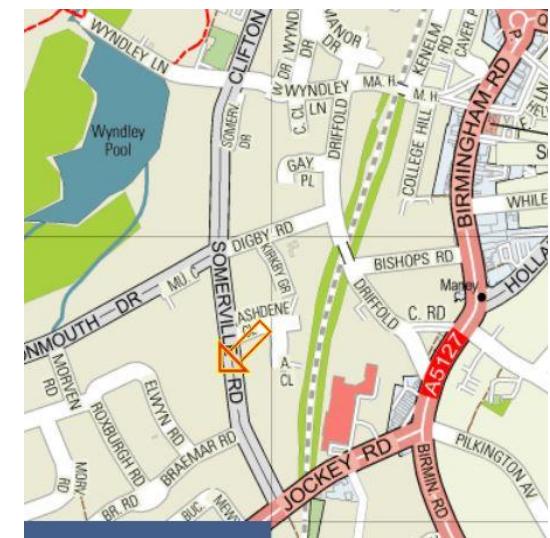
Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating



Map Location





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.





15/17 Belwell Lane, Four Oaks, Sutton Coldfield, West Midlands B74 4AA

Email: sales@exclusiveandruralhomes.co.uk

Tel: 0121 308 5511



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