



43 Edge Hill Road, Sutton Coldfield, West Midlands, B74 4PD

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

This detached family home, set over three floors, is situated in a highly sought after location offering a fantastic opportunity for families looking to up size and boasts immaculately presented accommodation throughout and is certainly worthy of an early internal viewing so as to appreciate the location and accommodation on offer.

Approached by a front driveway this delightful property features an inviting reception hallway providing access to a formal Living Room with a focal fireplace and three sided bay window to the front, creating a relaxing and cosy ambience. The dining room is perfect for formal dining and entertaining and has double doors leading into the kitchen and garden offering a large opening into an impressive light and airy sun room featuring bi-fold doors. The generous size, modern style fitted breakfast kitchen is well equipped with integrated appliances and an array of cupboards.

On the first floor, bedroom two is an excellent sized room with an en-suite and three further excellent size bedrooms are accompanied by a modern family bathroom. The magnificent first bedroom located on the second floor includes a large en-suite and landing/office area.

Outside, the property stands back from the roadway behind the driveway providing comprehensive off street parking flanked by neat hedging and flowering borders. The rear gardens are level and laid extensively to lawn with patio, shrubs, and flowering borders.

Edge Hill Road occupies a highly desirable and much sought after residential location approached from Walsall Road and convenient for all amenities. Good local shops and restaurants are located on Walsall Road, further complimented by convenience stores including Tesco's and Sainsbury's. Sutton Park is easily accessible and provides 2400 acres of iconic park and woodland walks with regular commuter services from Butlers Lane and Blake Street railway station providing ease of access to Birmingham and Lichfield. The area is well served by highly regarded schools for secondary and primary age groups.



GROUND FLOOR

Lounge 15' 9" x 10' 9" (4.80m x 3.27m)

Dining Room 13' 8" x 11' 6" (4.16m x 3.50m)

Kitchen 15' 2" x 14' 8" (4.62m x 4.47m)

WC 3' 2" x 6' 3" (0.96m x 1.90m)

Garage 9' 7" x 17' 5" (2.92m x 5.30m)

FIRST FLOOR

Bedroom Two 15' 5" x 15' 1" (4.70m x 4.59m)

Ensuite 9' 7" x 5' 6" (2.92m x 1.68m)

Bedroom Three 13' 5" x 12' 0" (4.09m x 3.65m)

Bedroom Four 13' 7" x 9' 6" (4.14m x 2.89m)

Bedroom Five 8' 7" x 13' 3" (2.61m x 4.04m)

Bathroom 8' 7" x 7' 4" (2.61m x 2.23m)

SECOND FLOOR

Bedroom One 17' 10" x 18' 9" (5.43m x 5.71m)

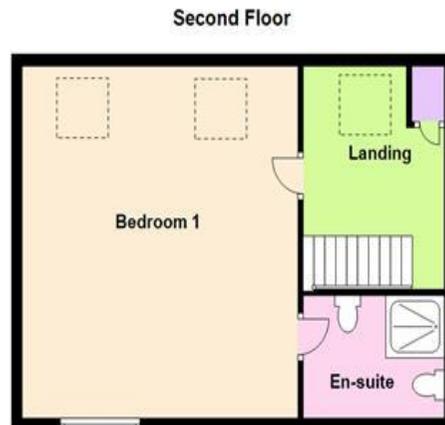
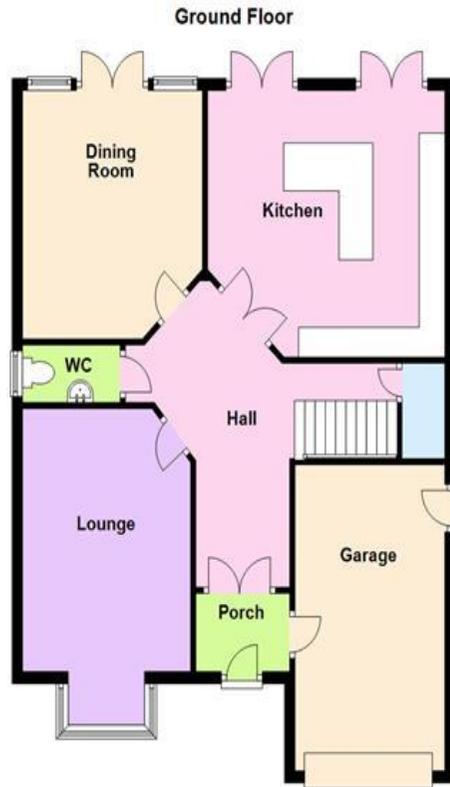
Ensuite 6' 9" x 8' 10" (2.06m x 2.69m)



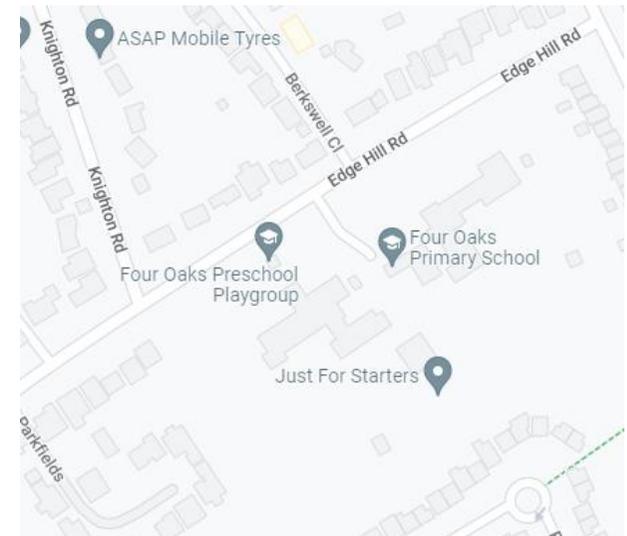


FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale



Map Location



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.





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