



Reddicap Hill,  
Sutton Coldfield, B75 7BG

Offers in Excess of £350,000

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Standing tall with its elevated positioning, this detached family home boasts three bedrooms, a substantial lounge diner, extended kitchen breakfast room, and is situated close to the centre of Sutton Coldfield.

Ascending the stairs from the driveway to the entrance, there is a front terrace overlooking Reddicap Hill. There is a generous entrance hall upon stepping into the property leading immediately left into the spacious, dual aspect lounge diner. The large protruding window at the front elevation invites plenty of natural, and the authentic wooden flooring and feature fireplace make this an inviting space. Stepping through into the extension of the property, there is an open plan kitchen diner benefiting from matching wall and floor storage units, skylight, and the continuing hard wood flooring. The original kitchen has been transformed into a lobby or office space, with a utility and downstairs cloakroom further off. In short, the downstairs accommodation is generous in its size, and versatile in its potential usage.

Upstairs comprises three good sized bedrooms, two of which benefitting from integral sliderobe wardrobes to give extra storage and save on floor space. The loft space is completed boarded out with a pull-down ladder, and the family bathroom benefits from corner shower over bath, basin, and toilet.

To the rear of the property is a private garden nicely isolated by a hedgerow to give a greater sense of intimacy. The patio allows for an excellent space for outside hosting and dining.

The property has gas central heating and post-2002 UPVC double glazing.

Reddicap Hill is situated in close proximity to the Royal Town of Sutton Coldfield benefitting from an array restaurants, bars, and shopping facilities. It has excellent travel links to Four Oaks, Walmley, Birmingham City Centre, as well as further afield via the M6.

For a chance to secure this rarely available property, book a viewing by appointment only to secure it!





### 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:

### Property Specification

NO UPWARD CHAIN  
IMPRESSIVE & DECEPTIVELY SPACIOUS HOME  
ELEVATED POSITION  
DETACHED PROPERTY  
THREE BEDROOMS

Entrance Hall 1.89m (6'2") x 1.42m (4'8")

Reception Hall 5.01m (16'5") x 2.00m (6'7")

WC 2.00m (6'7") x 0.90m (2'11")

Open Plan Lounge/Kitchen/Dining Room 49' 3" x 19' 9" (15.00m x 6.01m)

Utility 3.47m (11'5") x 1.21m (4')

Landing 4.13m (13'7") x 3.58m (11'9")

Bedroom 2 4.85m (15'11") x 2.91m (9'7")

En-suite 3.00m (9'10") x 0.77m (2'6")

Bedroom 4 3.52m (11'7") x 2.43m (8') max

Bathroom 2.72m (8'11") x 2.09m (6'10")

Master Bedroom 4.63m (15'2") x 3.84m (12'7")

Dressing Room 2.10m (6'11") x 1.94m (6'4")

En-suite 2.51m (8'3") x 1.77m (5'10")

Bedroom 3 3.58m (11'9") x 2.28m (7'6")

Landing 2.59m (8'6") x 2.13m (7')

Basement multi-functional 1 2.37m (7'9") x 2.21m (7'3")

### Viewer's Note:

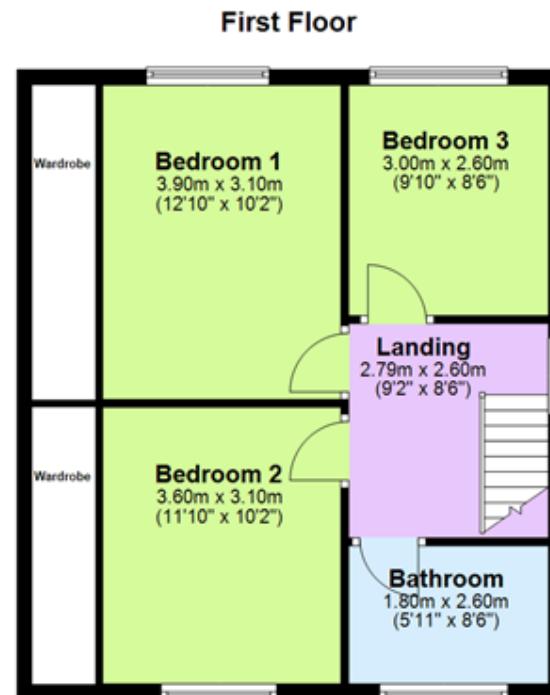
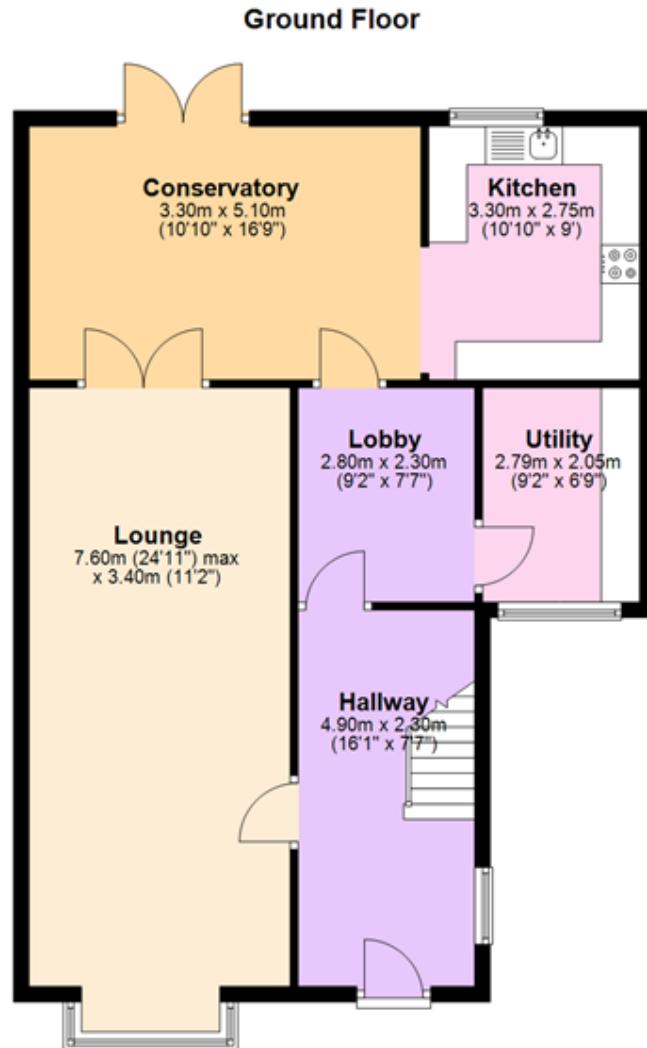
Services connected: Mains electricity, gas water & drainage

Council tax band: D

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

