



Yeomanry Close,
Sutton Coldfield, B75 7HN

Offers in the Region Of £450,000

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An elegant detached family home occupying a prime position on a desirable & well established modern development within the Royal Borough of Sutton Coldfield.

Set back behind a large driveway internal inspection reveals welcoming reception hall, guest W.C, spacious dual aspect lounge, formal dining room/sitting room, kitchen/breakfast room with an array of fitted units & a separate utility room with direct access to the rear garden.

Stairs lead from the reception hall to the first floor landing where there are four good sized bedrooms with three of them having fitted wardrobes & the master being further enhanced by an en-suite shower room.

All bedrooms also have access to the principal family bathroom located off the landing. Enclosed south/east facing garden to the rear of the property with paved patio area ideal for alfresco entertaining.

To the fore the large driveway & detached double garage provides ample off road parking. Varied shops & amenities are available nearby along with schools for all ages & transport links including access to the Midlands motorway networks & public transport services.

Offered for sale with no upward chain internal viewing is highly encouraged to fully appreciate this spacious family home.





Property Specification

NO UPWARD CHAIN
DESIRABLE CUL-DE-SAC LOCATION
EXCELLENT LOCAL SCHOOLS & AMENITIES
TWO RECEPTION ROOMS
FOUR BEDROOMS, MASTER BEDROOM WITH EN-SUITE

Reception Hall 4.40m (14'5") x 2.42m (7'11") max

WC 1.96m (6'5") x 0.87m (2'10")

Lounge 5.19m (17') x 3.46m (11'4")

Dining Room 3.31m (10'10") x 2.88m (9'5") max

Kitchen/Breakfast Room 3.79m (12'5") x 3.54m (11'7")

Utility 2.33m (7'8") x 1.75m (5'9")

Master Bedroom 3.29m (10'10") x 3.07m (10'1")

En-suite 2.73m (8'11") x 1.27m (4'2")

Bedroom 2 3.54m (11'7") x 2.96m (9'9")

Bedroom 3 3.29m (10'10") x 2.10m (6'11")

Bedroom 4 2.77m (9'1") x 2.75m (9') max

Bathroom 2.88m (9'5") x 2.02m (6'8")

Landing 4.26m (14') x 2.00m (6'7")

Double Garage

Agent's Note:

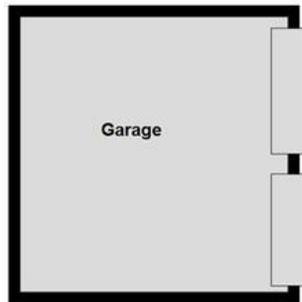
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Came on the market: 30th January 2021

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage
Council tax band: F
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Map Location

