



Regents Way,  
Sutton Coldfield, B75 7NW

Offers in the Region Of £475,000

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An executive detached family home constructed to afford a high specification of design with spacious accommodation arranged over three floors.

The property occupies a prime position on a modern & well established development within the Royal Borough of Sutton Coldfield.

Internal inspection reveals welcoming reception hall, guest W.C., multi-functional reception room, impressive open plan family/kitchen/dining room with an array of contemporary fitted units & appliances & direct access to the garden. Useful utility room with fitted units & sink is also located off the reception hall & completes the ground floor accommodation.

Stairs lead off the reception hall to the first floor landing which reveals elegant formal lounge, spacious master bedroom suite with dressing area & a contemporary en-suite shower room, bedroom four & a principal modern bathroom.

Stairs lead from the first floor landing to the second floor which reveals bedrooms two & three which are both enhanced by fitted wardrobes & both have access to the second bathroom with bath & separate cubicle.

Enclosed south facing garden to the rear of the property with paved patio area ideal for alfresco entertaining.

Large block paved driveway & integral 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.

Internal viewing is highly encouraged to fully appreciate this charming & aesthetically pleasing family home.





## Property Specification

HIGHLY SOUGHT AFTER MODERN DEVELOPMENT  
 EXCELLENT LOCAL SCHOOLS & AMENITIES  
 IMMACULATELY PRESENTED  
 SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS  
 IMPRESSIVE OPEN PLAN KITCHEN/DINER/FAMILY ROOM

Reception Hall 6.55m (21'6") max x 2.33m (7'8")

WC 1.96m (6'5") x 0.80m (2'7")

Kitchen/Dining/Family Room 8.29m (27'2") x 3.77m (12'4")

Office/Play Room/Sitting Room 3.28m (10'9") x 3.26m (10'8")

Utility 3.28m (10'9") x 1.56m (5'1")

Garage 4.93m (16'2") x 2.48m (8'2")

Lounge 5.61m (18'5") x 3.19m (10'6")

Master Bedroom 4.65m (15'3") x 3.43m (11'3")

Dressing Area 2.67m (8'9") x 1.28m (4'3")

En-suite 2.62m (8'7") x 1.70m (5'7")

Bedroom 4 4.46m (14'8") x 2.48m (8'2")

Landing 4.14m (13'7") x 2.32m (7'7")

Bathroom 3.59m (11'9") x 1.85m (6'1") max

Bedroom 2 7.44m (24'5") x 4.46m (14'8")

Bedroom 3 5.05m (16'7") x 2.46m (8'1")

Bathroom 2.69m (8'10") x 2.00m (6'7")

### 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: 18th November 2020

### 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	<b>74</b>	<b>78</b>
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# Map Location

