

4 TILLER GROVE
SUTTON COLDFIELD
B75 5TT



ACCOMMODATION

Ground Floor:
Reception Hall
Study
Guest WC
Kitchen/ Breakfast Area with side door access
Dining Room

Drawing Room with Clearview log burner fireplace
Conservatory with French doors opening onto the rear garden patio for Alfresco dining and entertaining guest
Staircase to first floor

First Floor:

First floor Landing
Airing cupboard
Principal Bedroom overlooking the rear garden, having ensuite shower room and built-in wardrobe
Bedroom number two with views of the front of the property, having built in wardrobe
Bedroom Three overlooking the front of the home
Family Bathroom

Gardens and Grounds:
Resin gravel paved driveway
Canopy Porch
Rear Garden Patio
Integrated Storeroom
Garden Lawn
Fencing for privacy
Mature hedgerows and trees

EPC Rating: D

Approximate total floor area: 1148 Sq. Ft or 106.7 Sq. Meters

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Situated in a semi-rural area in a sought-after location. Everyday amenities can be found nearby Mere Green, Four Oaks there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk.

Sutton Coldfield is also located close by, where there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

Also nearby is Sutton Park, a designated Site of Special Scientific Interest offering great scope for walking, golf, and a variety of other outdoor pursuits.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International/NEC.

Schools in the area include Arthur Terry School, Little Sutton primary school, Four Oaks Primary School, Hillwest Primary School, Lichfield Cathedral School, King Edward VI School, Bishops Vesey Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Description of Property

This well-presented home offers comfortable and practical accommodation over two floors. The ground floor includes a welcoming reception hall, a study, and a guest WC. The kitchen and breakfast area has a side door for convenient access, while the dining room and drawing room having a Clearview log burner fire place, provide pleasant spaces for everyday living. A conservatory sits to the rear of the property next to the drawing room, with French doors opening onto the garden patio, ideal for relaxed outdoor dining.

Upstairs, the first-floor landing leads to three bedrooms and a family bathroom. The principal bedroom overlooks the rear garden and benefits from a built-in wardrobe and an en-suite shower room. The

second bedroom faces the front of the property and includes a built-in wardrobe, while the third bedroom also enjoys front-facing views. An airing cupboard is located on the landing.

Outside, the property features a resin gravel driveway and a canopy porch to the front. The rear garden includes a patio area, lawn, and integrated storeroom, with fencing, mature hedgerows, and trees providing a good degree of privacy.

Distances

Sutton Coldfield - 2.6 miles
Birmingham - 10.9 miles
Lichfield - 7.4 miles
M6 (J7) - 7.4 miles
M6 Toll (T3) - 5.7 miles
Birmingham International/NEC - 16.6 miles

(Distances are approximate)

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Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Street, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, turn right onto Little Sutton Lane, turn right onto Little Sutton Road/B4151, turn left onto Grange Lane, turn right onto Worcester Lane, continue on Worcester Lane, turn right onto Harvest Fields Way then left onto Tiller Grove.

Terms

Local authority: Birmingham
Council Tax band: D
Broadband average area speed: 74 Mbps

Services

We understand that mains water, gas, electricity and mains sewerage are connected.

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer

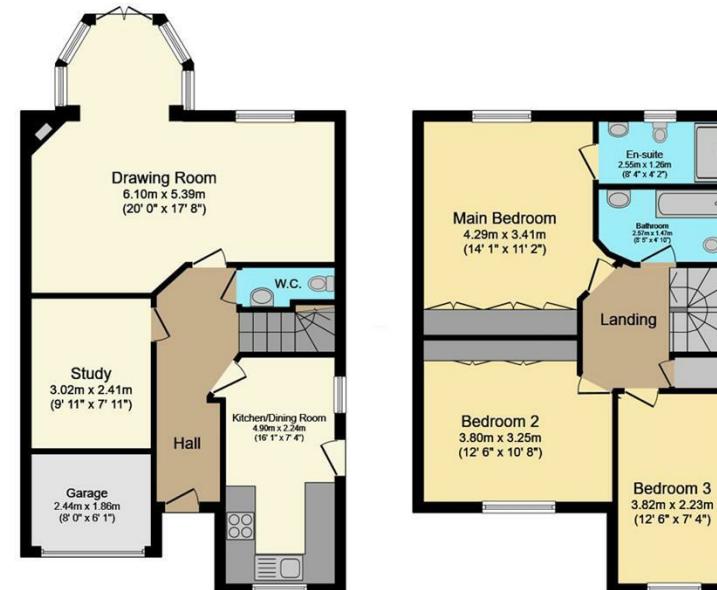




Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.



Tiller Grove, Sutton Coldfield, B75 5TT



Ground Floor
Floor area 56.5 sq.m. (608 sq.ft.)

First Floor
Floor area 50.2 sq.m. (540 sq.ft.)

Total floor area: 106.7 sq.m. (1,148 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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

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