

# ROYSTON & LUND



## Canalside Cottages, Bodymoor Heath, Sutton Coldfield

Price Guide £425,000

- Three Bedroom Extended Semi-Detached Cottage
- Generous Bedroom Sizes and Wet Room
- Maintenance agreement for private road approach with the 3 other properties
- No Upward Chain
- Ample Size Dining Room/Office/Additional Bedroom
- Separate Shower & Bath in Bathroom
- Extensive, Beautiful Surrounding Views
- Cellar Included - Foot access across 259 Canalside Cottages
- Induction Hob in Kitchen
- EPC Rating - F & Council Tax Band - B

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# 260 Canalside Cottages, Sutton Coldfield B76 0EF

Charming Three-Bedroom Semi-Detached Home with Scenic Lake Views

Set in a peaceful, nature-rich location with stunning views of nearby lakes, this delightful three-bedroom semi-detached home offers comfortable, character-filled living in a truly tranquil setting.

Upon entering through the front door, you're welcomed into the kitchen featuring traditional wooden cabinetry, induction hob and oven, with views across the lake; creating a rustic heart to the home. To the left, the living room boasts additional charming wooden beam details, adding to the cosy atmosphere. To the right, a dedicated dining area that provides access to the upstairs and flows through to an additional flexible room that can pose either as additional dining room space, an office or extra bedroom.

Ideally, moving through this space leads you to a practical wet room and offer further access to the outdoors, blending function with ease of living.

Upstairs, you'll find generously sized bedrooms, all filled with natural light, along with a well-appointed family bathroom complete with a separate bath and shower.

Outside, the well-kept garden includes established trees and shrubs, creating a private and relaxing space to unwind. The setting truly elevates this property — with picturesque lake views and peaceful surroundings, it offers a rare opportunity to live immersed in nature, yet with all the comforts of a thoughtfully designed home.

260 Canalside Cottages offers peaceful countryside living with nearby amenities. Local schools, shops, and healthcare are all within a short drive. Kingsbury Water Park and scenic walking trails are just moments away, perfect for enjoying nature. Sutton Coldfield's shops and leisure facilities are close by, with train stations and bus links offering easy access to Birmingham and beyond. Ideal for those seeking tranquillity without sacrificing convenience.



Council Tax Band: B





**Ground Floor**  
Approx. 75.7 sq. metres (816.2 sq. feet)



Total area: approx. 135.6 sq. metres (1459.2 sq. feet)

**First Floor**  
Approx. 59.8 sq. metres (644.0 sq. feet)

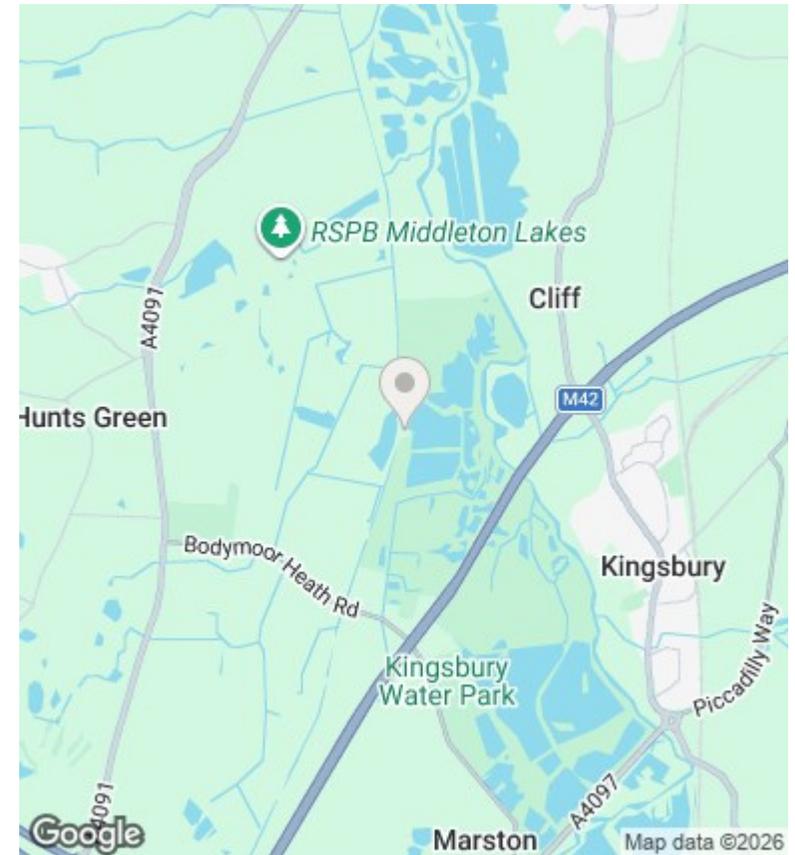


## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>31</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	