



## Bodymoor Heath Lane, Bodymoor Heath

Price £440,000

- Detached Cottage in Need of Improvement
- Kitchen
- Large Secluded Garden
- EPC Rating F
- Semi-Rural Location Close to Kingsbury Water Park
- Ground Floor Bathroom with Separate WC
- Good Sized Driveway
- Large Lounge with Ceiling Beams
- Three Bedrooms
- Council Tax Band D

# Rose Cottage Bodymoor Heath Lane, Sutton Coldfield B76 0EE

Royston & Lund are delighted to offer for sale this detached cottage, in need of improvement but offering great potential. The original part of the property was built circa 1840 and is situated in this semi-rural location close to Kingsbury Water Park and is set in large gardens.

The property is accessed through gates to the front, leading to a large block paved driveway providing parking for multiple vehicles. A porch leads through to the spacious lounge with brick built fireplace and beams to the ceiling, stairs lead off to the first floor. The kitchen, overlooking the rear garden, has fitted cupboards and ample space for freestanding appliances, the inner hall provides access to the rear of the property. A ground floor bathroom and separate WC completes the ground floor accommodation. There are three bedrooms to the first floor.

The large secluded rear garden is complete with mature trees and plants and has an additional gated area beyond.

Bodymoor Heath is within easy reach of Tamworth and Sutton Coldfield, the centre of Birmingham is within 13 miles and access to both the M42 and M6 motorways is a short drive away, making this the ideal spot for commuters. Nearby is The Belfry Golf Resort, approximately 2.5 miles away and Kingsbury Water Park less than a mile away.

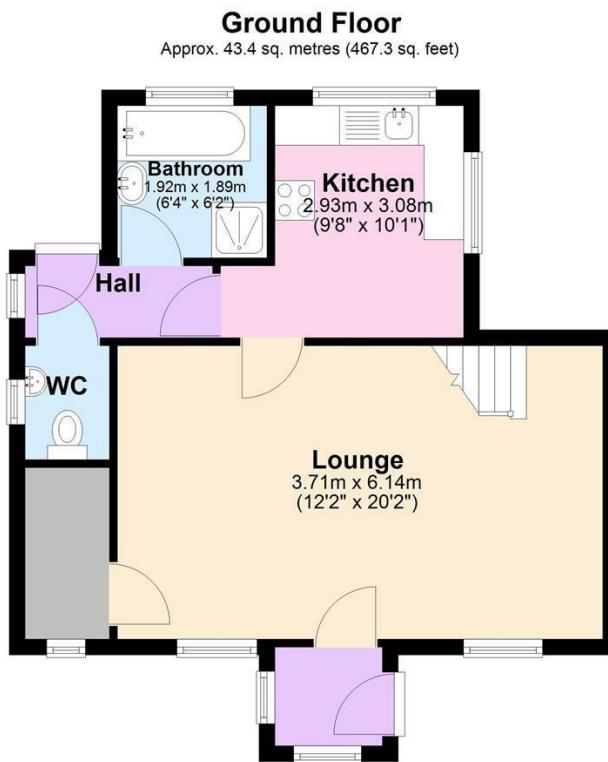
The location is ideal for commuting whilst maintaining an attractive rural outlook surrounded by farmland and rural properties to create a tranquil atmosphere.



Council Tax Band: D







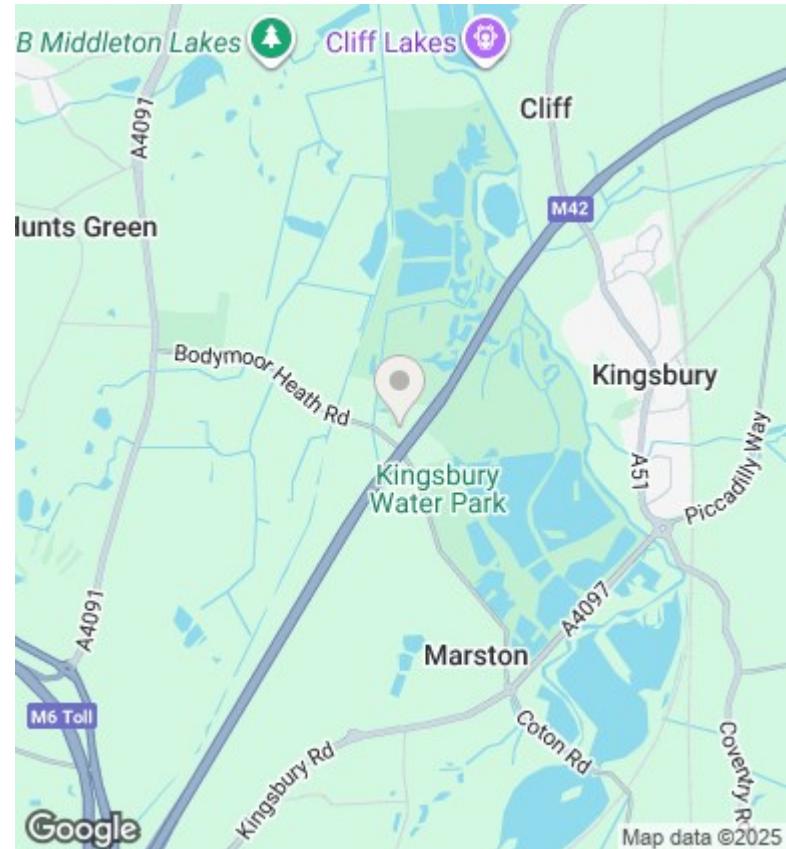
Total area: approx. 79.5 sq. metres (855.5 sq. feet)

## Viewings

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

## Council Tax Band

D



| Energy Efficiency Rating                                 |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A       | 99                      |
| (81-91)  | B       |                         |
| (69-80)  | C       |                         |
| (55-68)  | D       |                         |
| (39-54)  | E       |                         |
| (21-38)  | F       | 33                      |
| (1-20)   | G       |                         |
| Not energy efficient - higher running costs              |         |                         |
| England & Wales  |         | EU Directive 2002/91/EC |