

# HUNTERS®

HERE TO GET *you* THERE

**53 Turf Pitts Lane, Canwell, Sutton Coldfield, B75 5TD**

**Asking Price £450,000**

Property Images



# HUNTERS<sup>®</sup>

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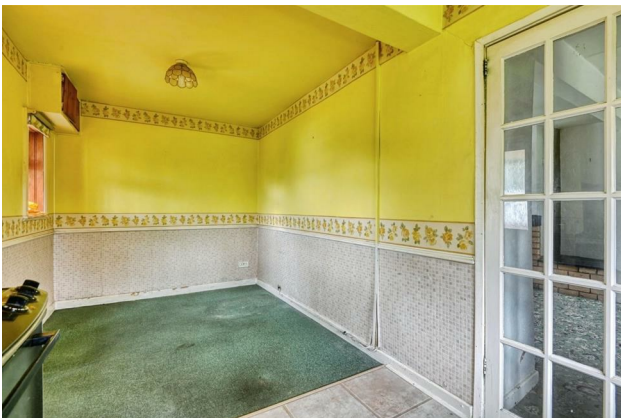
## Property Images



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## Property Images

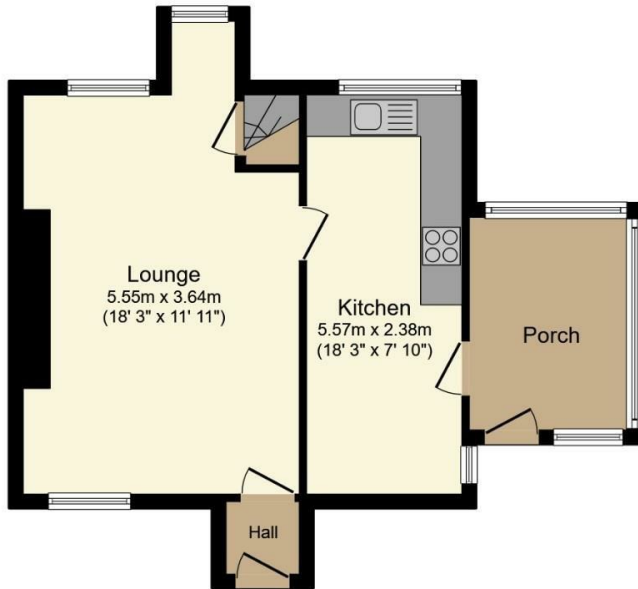


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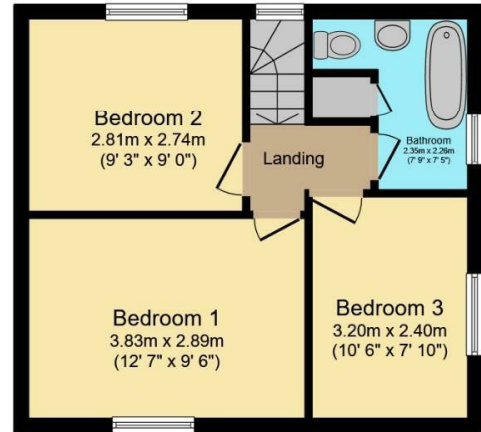
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## Property Images





**Ground Floor**



**First Floor**

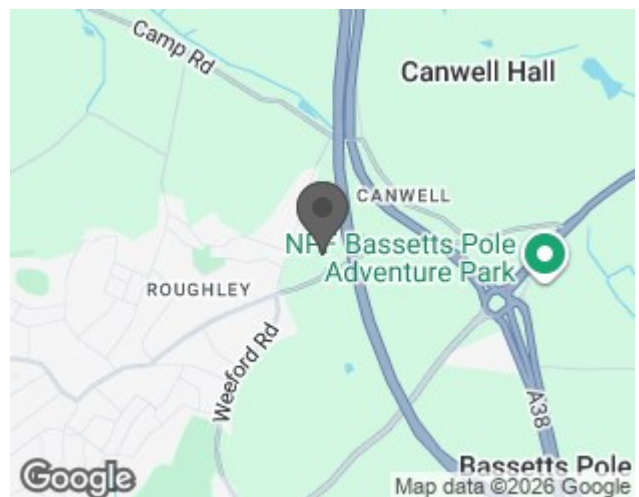
Total floor area 83.3 sq.m. (897 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**EPC**

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Map**



## Summary

A rare and exciting opportunity to acquire a charming three-bedroom semi-detached cottage, sitting on a wonderful plot within the prestigious Canwell Estate. Requiring complete modernisation throughout, this characterful property offers exceptional scope for renovation, extension and further development, subject to the necessary planning permissions.

Occupying a wonderful semi-rural setting, the cottage enjoys a peaceful and highly desirable location surrounded by countryside, whilst remaining conveniently placed for excellent local amenities and transport connections. The property is ideally situated for easy access to Sutton Coldfield, Mere Green and major motorway links including the M6, M42 and M6 Toll, making it perfectly suited for commuters. Popular local destinations such as Chase Farm Shop are also close by.

The existing accommodation presents enormous potential for transformation into a superb family home, with buyers offered the opportunity to redesign, expand and enhance the property to their own specification. Whether extending the footprint, reconfiguring the layout or undertaking a full refurbishment programme, the possibilities are extensive for those seeking a rewarding project in a prime location.

Properties of this nature and setting are seldom available, particularly with such outstanding potential for improvement and value enhancement. Early viewing is strongly recommended to fully appreciate the location, opportunity and future possibilities on offer.

## Features

- Three bedroom semi-detached cottage
- Fantastic opportunity for complete renovation
- Part of the Canwell Estate
- Close to Chase Farm Shop and local amenities
- Superb semi-rural location surrounded by countryside
- Huge scope for extension and expansion (STPP)
- EPC TBC
- Council Tax Band E