

25 The Fairways, Sutton Coldfield, B76 1FZ

£379,950

Property Images



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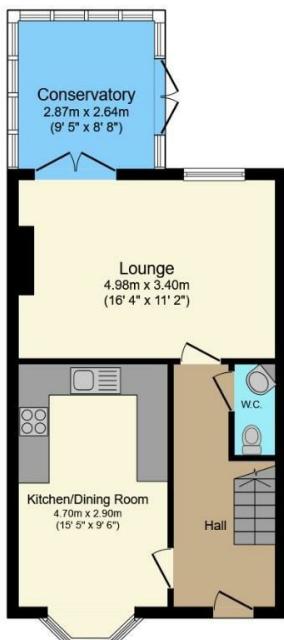


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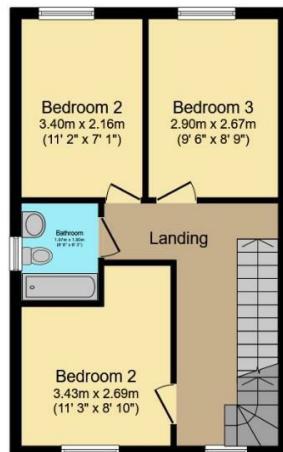
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Property Images





Ground Floor



First Floor



Second Floor

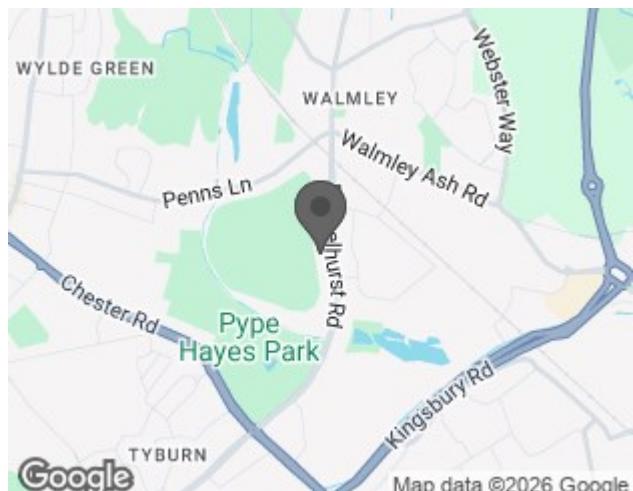
Total floor area 122.8 sq.m. (1,322 sq.ft.) approx

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
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Townhouse Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Situated within this highly desirable location, just off Eachelhurst Road, with golf course views and boasting an exclusive position within this private driveway, this impressive 3 storey townhouse must be seen to be fully appreciated. The property is located at the end of just four houses and enjoys close proximity to Pype Hayes Golf Club, which also offers a well-equipped gym, providing a fantastic additional lifestyle benefit for residents.

This truly wonderful home briefly comprises; Entrance hall with guest cloakroom, contemporary open plan kitchen/dining room which overlooks the front aspect and has modern fixtures, integrated appliances and a wealth of storage. Spacious living room and conservatory overlooking rear garden. First floor, three excellent sized bedrooms and family bathroom, main bedroom located on the second floor with built-in wardrobes and Velux window lights (there is access to eaves storage from both the landing and behind the wardrobes), large ensuite bathroom with bath and walk-in shower.

Outside, landscaped private rear garden with rear gate, garage and parking to fore. Front garden having path approach and additional parking space.

The Fairways is a private road accessed from Eachelhurst Road, boasting an ideal location for anyone needing direct routes into Birmingham City Centre and beyond.

Note: There is a monthly service service charge of approx £29 payable for the maintenance of the drive and communal areas.

Features

- Three-storey end townhouse
- Contemporary open-plan kitchen/dining room
- Desirable location having views over golf course
- Spacious lounge and conservatory
- Generous main bedroom and ensuite
- Three further double bedrooms
- Family bathroom
- Garage and two allocated parking spaces
- Substantial storage space
- Council Tax Band E