

98 PENNS LANE, SUTTON COLDFIELD, B72 1BL







Offers Around £675,000

This magnificent & unique, five bedroomed detached, family home is the epitome of luxury & comfort nestled upon an enviable plot in Penns Lane between Wylde Green & Walmley. Considerable from its initial exterior aspect, tasteful decoration encompasses the home & provides opportunity within for personalisation & further extension/conversion, subject to the necessary planning permissions. Situated close to excellent educational opportunities for all ages, local shopping amenities & facilities are in abundance just a short walk away, provide ease of access to daily essentials, with further comprehensive shopping obtainable in Sutton Coldfield & Birmingham city centre. Penns Lane plays host to a number of readily-available bus services & provides ease of commute to surrounding town locations, Chester Road station gives access to the cross city rail line.

Benefitting from the provision of gas central heating & PVC double glazing (both where specified), beautifully maintained spaces befit the current ownership with internal rooms currently briefly comprising: Porch, deep & welcoming entrance hall, doors open to an attractive family lounge with bay window to fore, imposing dining room with bay window to rear garden, an extended fitted breakfast kitchen, garage & boot room. To the first floor & leading off an initial landing, a door opens into a WC, proceeding up further stairs leading to the main landing where doors radiate to five bedrooms, a family bathroom & separate shower room, access to loft is also provided.

Externally, a superb multivehicular cobble print drive leads to the accommodation & advances to garage, a guest WC & utility are provided within; to the rear, renewed patio & delightful lawn offer a variety of shrubs & bushes to perimeter with access being gained back into the accommodation via kitchen & breakfast area. To fully appreciate the home on offer, its scope for customisation & vast plot, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a multi vehicular cobble print drive with delightful lawn and mature shrubs and bushes to perimeters, access is gained into the accommodation via a PVC double glazed leaded double door into:

The Property Ombudsman

49 Walmley Road, Walmley, Sutton Coldfield, West Midlands, B76 1NP
Tel: 0121 313 2888 Email: walmley@acres.co.uk


This House runs on LOVE LAUGHTER and PROSECCO
That Shall not weigh more than Your Refrigerator
magimix

PORCH: Tiled flooring, PVC double glazed obscure door with leaded window to side leads into:

DEEP & WELCOMING ENTRANCE HALL: Doors open to an attractive family lounge, an impressive rear dining room, an extended and imposing fitted breakfast kitchen and boot room / lobby, stairs off to first floor, radiator.

FAMILY LOUNGE: 15'5 x 12'0: PVC double glazed leaded bay window to fore, an electric fire set on a granite hearth having matching surround and mantel over, radiators, door leads back to hall and obscure double doors open into:

REAR DINING ROOM: 15'9 x 12'5: PVC double glazed bay window to rear having obscure leaded windows over, recess for fire, radiator, space for dining table, obscure glazed double doors lead back to lounge and single door leads back to hall.

SUBSTANTIAL FITTED BREAKFAST KITCHEN: 22'5 x 16'2 (max): Matching Shaker-style wall and base units with a scattering of eye-level glazed units, drawers and cupboards, integrated dishwasher, recesses for free-standing Range-style cooker having extractor canopy over and free-standing fridge / freezer, edged work surfaces having one and a half sink drainer unit, seating is provided to a breakfast bar, tiled splashbacks, radiator, PVC double glazed doors lead from dining space to rear patio, an obscure door from kitchen to patio and PVC double glazed windows overlook rear, having leaded obscure windows over, internal doors give access to garage and hall.

LOBBY: Space for storage, wall panelling, tiled flooring, door leads back to hall.

STAIRS & LANDING: PVC double glazed obscure leaded and stained glass window overlooks fore, doors open to five bedrooms, a family bathroom, shower room and WC, radiators, access is provided to loft space.

WC: PVC double glazed obscure leaded window to fore, suite comprising low level WC and wash hand basin, tiled splashbacks, door back to middle floor between ground and first floor.

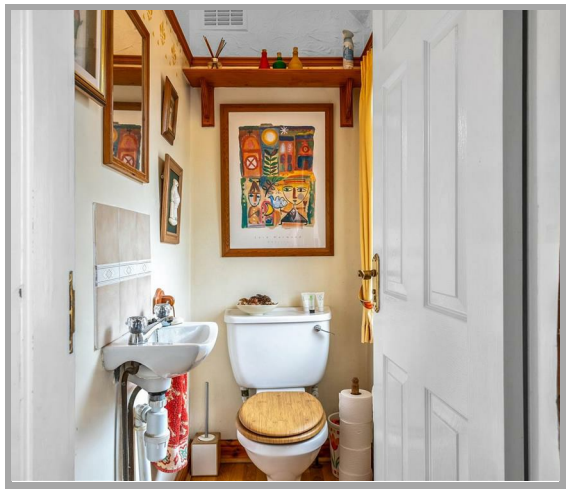
BEDROOM ONE: 15'9 x 12'1: PVC double glazed leaded bay window to fore, fitted wardrobes having overhead units and glazed doors to either side, matching bedroom suite comprising dresser and bedside tables, radiator, space for double bed and door back to landing.

BEDROOM TWO: 13'6 x 12'5: PVC double glazed window to rear having leaded windows over, fitted wardrobes having overhead storage and recess to centre for dressing, matching bedside tables, space for double bed, radiator, door back to landing.

BEDROOM THREE: 12'7 x 9'2: PVC double glazed window to rear having leaded windows over, radiator, built-in alcove storage, door to landing.







TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: F Council: Birmingham City Council



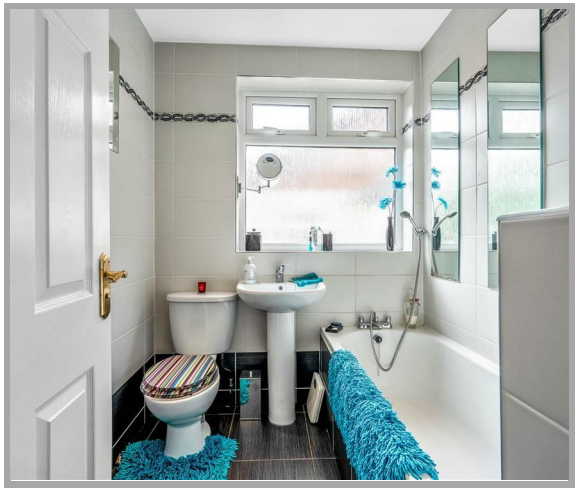












BEDROOM FOUR: 9'8 x 8'3: PVC double glazed window to rear having leaded windows over, fitted wardrobes having recess for a single bed, radiator and door to landing.

BEDROOM FIVE: 10'0 x 9'3: PVC double glazed leaded window to fore, fitted wardrobe having recess to side for a single bed, built-in shelving, radiator, door back to landing.

SHOWER ROOM: Suite comprising a glazed shower cubicle and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising bath, pedestal wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Paved patio and gravel leads from the accommodation and provides access to well-manicured lawns, mature shrubs and bushes line the perimeters, access is given down the side of the accommodation with a timber gate opening to drive, to the opposite side a sheltered storage area is provided, access is gained back into the accommodation via PVC double glazed patio doors to breakfast area and an obscure glazed door opens to kitchen.

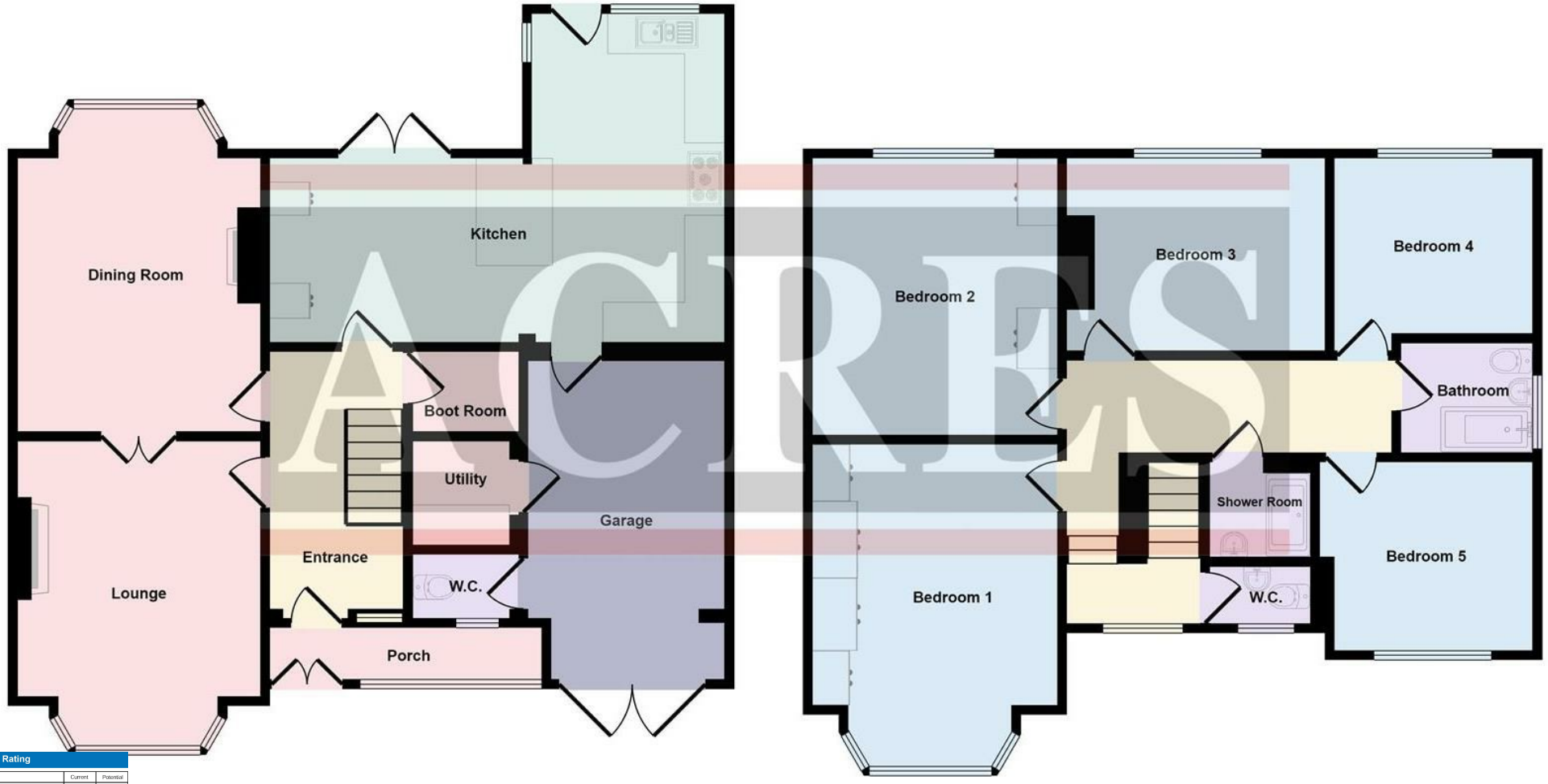
GARAGE: 15'7 x 9'7: (Please check the suitability for your own vehicle use) 50:50 split door opens to front drive, having obscure windows over, space for freezer and shelving, obscure glazed wooden doors open to a WC, having low level WC within and a utility area currently offering washing machine and dryer with an edged work surface over.

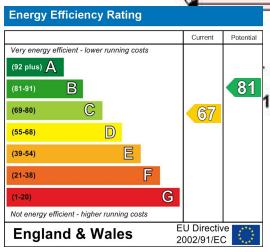
The Property Ombudsman

49 Walmley Road, Walmley, Sutton Coldfield, West Midlands, B76 1NP
Tel: 0121 313 2888 Email: walmley@acres.co.uk
www.acres.co.uk



Approx Gross Internal Area
180 sq m / 1932 sq ft





1029 sq ft

First Floor
Approx 84 sq m / 904 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.