

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	16 G	65 D

Four Oaks | 0121 323 3323



- Ideal Home For Entertaining
- Semi Rural Location Close To Amenities
- Main Home Has 5 Bedrooms
- Self Contained 1 Bedroom Annexe
- Further Log Cabin Within Tropical Gardens
- Outdoor Kitchen/Entertaining Area

Weeford Park Cottages, London Road,
 Canwell, Sutton Coldfield, B75 5ST

Offers In Region Of
 £790,000



Property Description

Green and Company Distinctive & Rural homes are delighted to offer to the market this superb vastly extended 5/6 bedroom semi detached family home set within stunning grounds and being ideal for entertaining on the edge of the Canwell Estate. Offering a semi-rural location the home is on the doorstep of Mere Green, Sutton Coldfield and Tamworth town centres and offers gated access off the London Road to beautifully landscaped grounds and spacious and versatile living accommodation. The main house is entered via a hallway with access to a formal lounge, separate office and snug, large open plan kitchen diner with utility room off, a stunning orangery/dining room, luxury ground floor shower room, on the first floor there are 5 bedrooms and a luxury family bathroom. There is also a self-contained annexe with an open plan lounge and fitted kitchen, double bedroom and luxury shower room. Within the landscaped grounds there is a further cabin with lounge, bedroom and shower room and a beautiful oak and reclaimed brick out door entertaining area with built in kitchen and bar which really must be seen to be fully appreciated.

Homes of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

The home is being sold with no upward chain and in brief comprises:

ENTRANCE HALLWAY

LOUNGE 13' 7" x 11' 9" (4.14m x 3.58m) Having panelled walls, windows to front and side allowing natural light.

HOME OFFICE 12' x 11' 10" (3.66m x 3.61m) A large office having Oak flooring, a window to the front, coving and a door to:

SNUG 17' 11"max x 11' 11"max (5.46m x 3.63m) A lovely reception room with a full height brick built inglenook style fireplace, a window to the front and 3 further windows to the side, Oak flooring.

INNER HALLWAY Having a returning staircase rising to the first floor and doors to;

LUXURY SHOWER ROOM Beautifully appointed to include a stylish white suite with built in display cabinets, multi jet shower pod, low level WC, bidet, coving, spot lights and tiled flooring.

KITCHEN DINER 23' 7" max x 18' 4" (7.19m x 5.59m) A large kitchen diner to include a comprehensive range of matching wall and base mounted units with complementing work surfaces over tiled splashbacks and under cupboard lighting, space for a range style cooker, Belfast sink, large central island with further circular sink, coving, display units, ample space for a dining table and chairs for casual dining a window to the rear, a door to the utility room and a doors opening to the formal dining room/Orangery.

UTILITY ROOM Having plumbing and space for white goods tiled flooring and wall mounted units.

ORANGERY/FORMAL DINING 20' 3" x 10' 8" (6.17m x 3.25m) A superb room for formal entertaining with an orangery lantern light with surrounding spot lights, exposed brick feature wall, Oak flooring and patio doors leading to the extensive grounds.

From the inner lobby a returning staircase rises to the first floor landing with doors to:

BEDROOM ONE 20' 9" x 9' 9" (6.32m x 2.97m) A large bedroom with exposed beams, windows to front, rear and side, radiator and wood effect flooring.

BEDROOM TWO 12' 11" x 10' 10" (3.94m x 3.3m) Having windows to front and side and Oak flooring.



BEDROOM THREE 12' x 8' 9" (3.66m x 2.67m) Having a window to the front, radiator and wood effect flooring.

BEDROOM FOUR 9' 8" x 8' 8" (2.95m x 2.64m) Having a window to the front and solid Oak flooring.

BEDROOM FIVE 8' 2" x 6' 2" (2.49m x 1.88m) Having a window to the rear and radiator.

FAMILY BATHROOM A stunning family bathroom with a medieval theme and having panelled walls and baroque style ceiling, an over sized Jacuzzi bath with telephone tap attachment, hand painted low level WC and bidet, wash hand basin and heated towel rail.

ANNEXE Accessed to the rear of the property there is a stunning 1 bedroom self-contained annexe which is ideal for a family member/teenager and includes an open plan living room and fitted kitchen, double bedroom and luxury shower room with shower pod.

LOUNGE & KITCHEN 15' 2" x 13' 10" (4.62m x 4.22m) A superb open plan lounge and kitchen, the kitchen includes a stylish and contemporary range of matching wall and base mounted units, integrated oven and hob with extractor over, sink and drainer unit, feature exposed brick wall and leading to the bedroom and shower room.



BEDROOM A large double bedroom with a vaulted ceiling, oak flooring and exposed brick feature wall.

LUXURY SHOWER ROOM Having a shower pod with multi jet shower system, wash hand basin with vanity storage beneath, low level WC and heated towel rail.

OUTSIDE Outside there are breath taking grounds with a wide pathway leading to various sections of the garden, a tropical landscaped garden leads to a further cabin with a lounge, kitchen area, bedroom and luxury shower room, a little further down there is the most amazing brick and timber formed entertaining area:

BAR/RESTAURANT 31' 1" x 24' 4" (9.47m x 7.42m) A unique addition to this fabulous family home and just the perfect place to entertain or even run events from, there is a vaulted lantern light, bar area, kitchen and guest WC and is currently configured to seat around 50 guests.

AGENTS NOTE The property has an on site septic and gas tank.

Council Tax Band D - Lichfield City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

