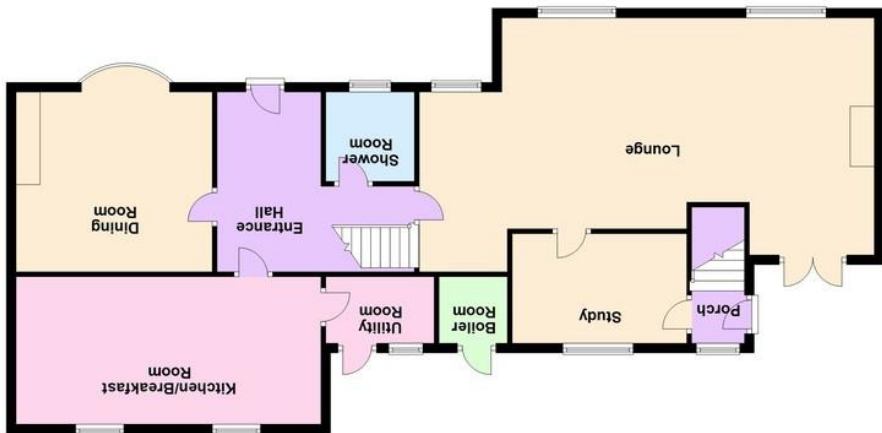


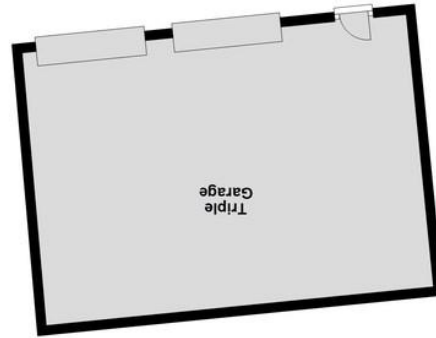
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



First Floor



Ground Floor



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY APPOINTED DETACHED COTTAGE ADJACENT TO KINGSBURY WATER PARK
- FOUR DOUBLE BEDROOMS PLUS DRESSING ROOM
- FAMILY BATHROOM, EN SUITE SHOWER ROOM AND FURTHER SHOWER ROOM



Bodymoor Heath Lane,
 Bodymoor Heath, Sutton Coldfield, B76 0EQ

Offers Over £800,000





Distinctive
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Property Description

Offered with the advantage of no upward chain this beautifully appointed spacious detached cottage occupies an enviable location adjacent to Kingsbury Water Park with its wonderful woodland walks and lakes.

Being very well located for the commuter with easy access to Tamworth, Sutton Coldfield, Birmingham and the M42, M6 motorways, the property needs to be viewed internally to be appreciated.

The hamlet of Bodmoor Heath provides a local pub The Dog & Doublet with fine eating available at Marston Farm Hotel. Four time Ryder cup hosting venue The Belfry with hotel, golf and leisure facilities is within 1.25 miles of the property.

Having the advantage of sealed unit double glazing and oil fired central heating, the property has been improved and extended by the current owners to create a home of much appeal.

We believe the original cottage dates back to the 1850's and has been improved over the years to now provide very flexible accommodation incorporating four first floor double bedrooms together with dressing room, en suite shower room and separate family bathroom.

The ground floor incorporates an attractive entrance hall with ground floor shower room, 30ft lounge, separate dining room, superb fitted breakfast kitchen, utility room, study and boiler room.

The property benefits from two staircases with the rear staircase providing access to one of the bedrooms with an en suite.

Standing on a lovely plot with delightful gardens and electric gated driveway with excellent parking the property has the advantage of a triple garage.

Viewing of this superb home which has a wealth of character features and stripped wooden doors and in more detail the accommodation comprises:-

RECEPTION HALL With quarry tiled floor, radiator, beamed ceiling, staircase leading off.

SHOWER ROOM Being luxury fitted in 2019 with tiled flooring, ladder radiator, double glazed window, large shower compartment with electric shower and glazed screen, low level wc, wash basin with mixer tap and vanity cupboard under.

MAGNIFICENT LOUNGE 30' 10" x 16' 2" max 12' min (9.4m x 4.93m) With two double glazed windows to the front, double glazed double French doors to the rear, exposed beams, two radiators, log burner set in chimney breast and door leading to:-

STUDY 7' 2" x 12' (2.18m x 3.66m) With double glazed window, radiator, beams and door to rear porch.

REAR PORCH With double glazed window, double glazed side door to the exterior and staircase leading up to bedroom two.

DINING ROOM 12' x 13' 6" (3.66m x 4.11m) With radiators, double glazed bow window to front, inglenook fireplace with inset log burner, beamed ceiling.

BREAKFAST KITCHEN 10' x 20' 8" (3.05m x 6.3m) With tiled flooring and under floor heating, two double glazed windows to the rear, superb range of units incorporating one and a half bowl sink unit with mixer tap, comprehensive range of base cupboards and base drawers, wall cupboards, integrated appliances including dishwasher, fridge, electric Belling five ring range cooker, double oven and grill, extractor, door to utility room.

UTILITY ROOM 4' 6" x 7' 4" (1.37m x 2.24m) Tiled floor with under floor heating, double glazed window and exterior door, plumbing for washing machine.

BOILER ROOM 4' 8" x 4' 8" (1.42m x 1.42m) With Warmflow oil fired central heating boiler.

FIRST FLOOR - GALLERIED LANDING With double glazed window, airing cupboard and wardrobe and archway leading through to the inner landing:-

BEDROOM ONE 16' x 12' 1" (4.88m x 3.68m) With radiator, double glazed window to front, eaves storage areas to the front and rear, archway leading through to:-

DRESSING ROOM 6' 1" x 12' 1" (1.85m x 3.68m) With radiator, double glazed window to front, fitted wardrobes along two walls, door to the landing, which subject to the removal of wardrobes could create a 5th bedroom if required.

BEDROOM TWO 8' 10" x 11' 6" (2.69m x 3.51m) With radiator, double glazed window, built-in wardrobe, door from bedroom one but also separate staircase leading down to the rear porch.



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EN SUITE SHOWER ROOM With double glazed window, ladder radiator, tiled walls, corner shower compartment with electric shower over, wash basin with mixer tap, vanity cupboards, low level wc.

BEDROOM THREE 12' x 13' (3.66m x 3.96m) With radiator, double glazed window to front and chimney breast.

BEDROOM FOUR 10' x 12' 3" (3.05m x 3.73m) With radiator, double glazed window to the side and double glazed oriel window to the rear.

FAMILY BATHROOM Being luxury fitted in 2019 and with double glazed window, ladder radiator, tiled flooring, free-standing rolled top bath, with ball and claw feet and telephone style mixer tap, tiled splash backs, low level wc, wash basin with mixer tap, vanity cupboards under.

OUTSIDE

TRIPLE SIZED GARAGE 18' 5" x 26' 8" (5.61m x 8.13m) With two up and over doors, electric light, power points, roof storage, personal door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

The property stands behind electric double gates leading through to a gravel driveway with excellent parking and turning facilities and access through to the garage. Adjacent to the garage is the oil storage tank and pathway leading round the rear of the house where there is a patio area, boundary surrounds and wrought iron personal gate to the side.

The front garden is a wildlife garden with two lawned areas, extensive boundary hedges and fencing, an abundance of shrubs, pathways and patio seating area, inset fruit trees and soft fruits, the whole creating a beautiful location.

AGENTS NOTE Service - mains electric and water are connected, drainage is to septic tank and central heating is via oil.

Council Tax Band F - North Warwickshire Borough 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.

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