



73 Water Mill Crescent, Sutton Coldfield, B76 2QN



Set on a popular modern development in Sutton Coldfield is this immaculate townhouse style home, offering well presented interiors, two good sized bedrooms and attractively landscaped gardens including a hot tub. Being an ideal first time buy, investment or young family home, this modern property has been well maintained throughout its time with the current vendors and briefly comprises entrance hall, spacious sitting room, dining kitchen and cloakroom to the ground floor, with two good sized bedrooms to the first floor serviced by a family bathroom. Outside, the property is set back from the road with allocated parking within a courtyard and a beautifully landscaped garden lies to the rear enjoying privacy and housing a hot tub which is included in the sale. The property is serviced by mains gas central heating and full double glazing.

Set just minutes drive from the centre of Sutton Coldfield, the property benefits from a

superb range of nearby amenities including supermarkets, shops, pubs and restaurants. The property lies within an excellent school catchment area with the Ofsted Outstanding rated Deanery Church of England Primary School just minutes walk from the property and a choice of highly regarded secondary schools also in the area. The New Hall nature trail is nearby and there is a childrens' playground set on the edge of the development. The renowned Sutton Park, one of the largest recreational parks in Europe, can be found around 15 minutes drive from the property, offering scenic outdoor activities including walking, cycling, fishing, sailing, pony trekking and play parks. The location is ideally placed for travel to the commercial centres of Sutton Coldfield and Birmingham, various rail stations offer direct links to Birmingham and London and the local commuter routes of A38, M6 and M42 are all within easy reach. Birmingham International airport is around half an hour drive from the property.



- Modern Townhouse Style Home
- Immaculately Presented Interiors
- Ideal First Time Buy/Young Family Home/Investment
- Spacious Sitting Room
- Dining Kitchen
- Entrance Hall & Cloakroom
- Two Good Sized Bedrooms
- Range of Fitted Wardrobes
- Family Bathroom
- Landscaped Rear Garden
- Hot Tub Included in Sale
- Allocated Parking
- Well Placed for Schools, Amenities & Commuter Routes

#### Entrance Hall

The front door opens into the hallway where there are doors off to the cloakroom and into:

**Sitting Room** 4.89 x 4.49, 3.62m (approx 16'0 x 14'8, 11'10)

A spacious reception room having staircase rising

to the first floor and a bay window to the front aspect

**Dining Kitchen** 4.48 x 2.33m (approx 14'8 x 7'7)  
Comprising a range of wall and base units with complimentary work surfaces over, housing an inset sink with the drainer, integral Neff oven with gas hob over and spaces for fridge freezer, dishwasher and washing machine. The kitchen has a window to the rear, tiled splash backs and tiled flooring extending into the dining area where double doors open out to the rear garden

#### Cloakroom

Fitted with wash basin and WC with an obscured window to the front





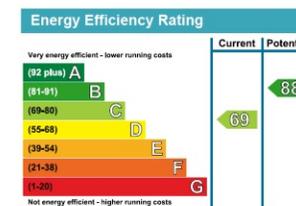
The stairs rise to the **First Floor Landing** where there is access to a boarded loft space with power and lighting. Doors open into:

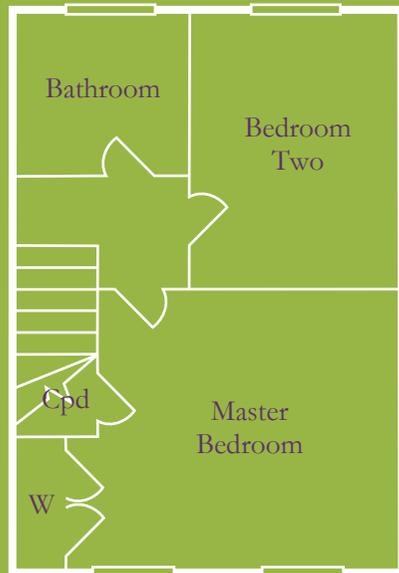
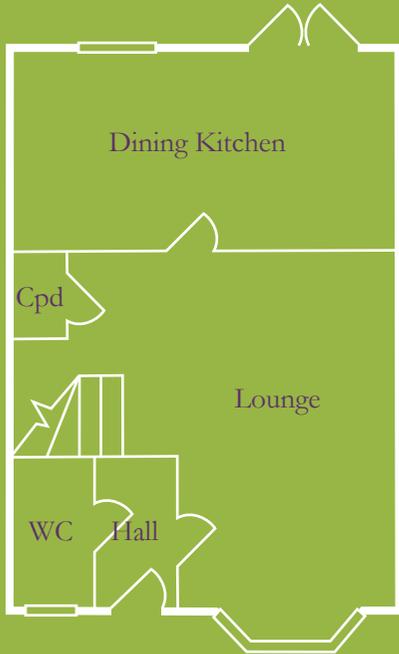
**Master Bedroom** 3.85 x 3.35m (approx 12'7 x 10'11)  
A spacious principal bedroom having windows to

the front aspect, a double fitted wardrobe and further single fitted cupboard

**Bedroom Two** 3.28 x 2.49m (approx 10'9 x 8'2)  
Currently used as a dressing room with a range of fitted wardrobes and having a window to the rear

**Bathroom** 1.9 x 1.7m (approx 6'2 x 5'6)  
Comprising pedestal wash basin, WC and bath tub with shower unit over, with tiled flooring, tiled splash backs and an obscured window to the rear





**Outside**

The property is set within a row of similar townhouse style homes having parking for a vehicle and two shared visitors spaces to the front. A gated passageway shared with one neighbour provides access into the rear for wheelie bins

**Rear Garden**

The immaculately landscaped rear garden is fully enclosed and laid to a deck terrace with inset hot tub. The 8 person hot tub is included in the sale and the property benefits from an exterior water point and lighting



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.