



219 Hill Village Road, Sutton Coldfield, B75 5JW



An individual traditional detached home set on the prestigious Hill Village Road. The property offers spacious and versatile interiors, and a stunning mature garden plot. This attractive bespoke designed property offers accommodation laid mainly over one level, briefly comprising: porch; reception hall; formal dining room; stunning lounge; breakfast room; kitchen and utility, with four double bedrooms served by a shower room and family bathroom. To the front a sweeping 'in and out' driveway offers ample parking and access into the tandem garage. Beautifully landscaped gardens are set to the rear extending to a generous size and enjoying a high degree of privacy. The large garage,

additional land to the side and the potential to build upwards to create two storeys (STPP) offers considerable opportunity to extend and remodel the property, if required. The property benefits from mains gas central heating and full double glazing

The popular Hill Village Road is a much desired location due to its convenient proximity to established facilities commuter routes and excellent schools. Just minutes from the property is Mere Green centre which offers an array of shops, bars, restaurants, cafés and supermarkets. There are excellent leisure facilities available in Sutton Coldfield including Sutton Park, one of the largest

urban natural parks in Europe, local golf clubs, gyms and sports clubs. Nearby Little Aston village also offers further shops including a wine merchant and a family butchers. The area caters well for family life with a range of Ofsted 'outstanding' rated primary schools which feed into the highly regarded Arthur Terry School. For commuters, the location offers convenient access to the A5, A38, M42 and M6 toll, the nearby Butlers Lane station gives direct rail links to Birmingham and Lichfield. Birmingham International Airport is a 25 minute drive away.

- Traditional Detached Home
- Sought After Location
- Superb Potential to Extend/Remodel
- Three Spacious Reception Rooms
- Kitchen & Utility Room
- Four Double Bedrooms
- Bathroom & Shower Room
- Tandem Garage & Ample Parking
- Stunning West Facing Gardens
- Arthur Terry School Catchment
- Well Placed for Commuter Routes, Rail Travel & Amenities
- Boiler Refitted 4 years ago, Mains Gas Central Heating & Full Double Glazing

The front door opens into a useful **Porch** which in turn has a character door giving entrance to:

Reception Hall 4.48 x 2.82m (approx 14'8 x 9'3)
A spacious welcome to this individual home, having a fitted cloakroom cupboard and doors opening into:

Dining Room 4.24 x 2.88m (approx 13'11 x 9'5)
With a window to the side aspect and an opening with steps leading down to:

Stunning Lounge 8.44 x 4.23m (approx 27'8 x 13'10)
A most impressive reception room having a window to the rear aspect and sliding doors out to the rear gardens

Breakfast Room 3.58 x 2.3m (approx 11'9 x 7'6)
Sliding doors open out to the rear terrace and steps rise to the **Reception Hall**

Kitchen 3.78 x 3.01m (approx 12'4 x 9'10)
Comprising a range of wooden wall and base units with complementary worktops over, housing inset sink with side drainer, an integral fridge and an integral oven with electric hob over. There is a window to the rear and a door opens into:

Utility 2.94 x 2.11m (approx 9'7 x 6'11)
A door opens out to the rear terrace and gardens and there are spaces for appliances including freezer, washing machine and tumble dryer







Doors open from the **Hallway** into:

Master Bedroom 4.23 x 4.12 (approx 13'10 x 13'6)

A spacious double room having a window to the front and a range of fitted bedroom furniture including wardrobes, drawers and a bedside surround

Bedroom Two 3.88 x 3.09m (approx 12'8 x 10'1)

Having a window to the front aspect

Bedroom Three 4.2 x 2.13m (approx 13'9 x 6'11)

With a window to the rear and a loft access point

Bedroom Four 3.33 x 3.32m (approx 13'11 x 9'5)

Currently used as a snug but ideal as a fourth double bedroom, having window to the front aspect

Bathroom 3.03 x 2.55m (approx 9'11 x 8'4)

Fitted with a modern suite having pedestal wash basin, WC, bathtub and separate shower, with tiled splash backs and an obscured window to the side aspect

Shower Room 2.98 x 2.41m (approx 9'9 x 7'10)

Comprising pedestal wash basin, WC and double shower, with tiled splash backs, large double fitted **Airing Cupboard** and an obscured window to the side







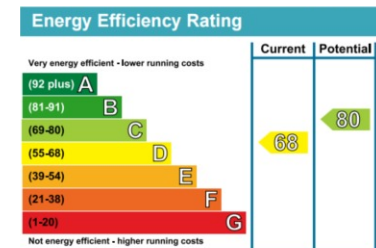


Outside

The property is set on the leafy Hill Village Road, a desirable location formed by an array of executive and individually designed homes. To the centre are stocked borders and a sweeping block driveway with a dual entrance to either side. There is access into the **Tandem Garage**, having an up and over entrance door, power and lighting, and gated access to the side gives access to the rear garden

West Facing Gardens

The stunning rear garden has been thoughtfully landscaped to create an elevated terrace, formal lawns and a bottom tier ideal for use as a children’s play area. The natural stone paved patio provides ample space for alfresco dining and there is a courtesy door into the garage. Both steps and a pathway lead down to the next level where there is another seating area and stocked borders, and further steps lead down to the bottom lawn level. There are mature trees providing plenty of privacy and the rear of the property benefits from exterior lighting and a water point



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.