



35 Manor Road  
Sutton Coldfield, B73 6EE



**MARK BENTLEY**  
ESTATE AGENT





# 35 Manor Road

Sutton Coldfield, B73 6EE

*A most impressive 5 bedroom 2 Bathroom freehold detached home set in large gardens and occupying a most convenient location within walking distance of Sutton Coldfield Town Centre and Sutton Park*

This wonderful family home offers excellent accommodation including five bedrooms, two bathrooms, welcoming hall with guest cloakroom off, sitting room/study, large lounge, conservatory and 31' Kitchen/breakfast room with dining/sitting area.

To the front is a wide foregarden with a large detached garage, impressive brick boundary wall, lawn, a wide variety of shrubs and driveway providing parking space for numerous cars.

To the rear is a large south facing garden with patio, substantial lawn, a wide variety of trees and shrubs, garden paths and boundary fencing.

There is lots of space to the side of the property to potentially extend the house or garage or to install a super home office, garden room or summer house.

35 Manor Road is literally a few minutes walk from Sutton Coldfield Town Centre with its wide variety of shops, amenities and facilities including local bus services and train services at Sutton Coldfield Station to Lichfield, Birmingham and beyond.

Sutton Park is also just a few minutes walk away and offers around 2,400 acres of parkland, woods and lakes. Wyndley Leisure Centre is also very close and offers swimming baths, running track, Badminton, Squash and Gym.







The gas centrally heated and double glazed accommodation comprises:

### **Ground Floor**

#### **Enclosed Porch**

Double entrance door and inner entrance door to:

#### **Welcoming Reception Hall**

Doors to sitting room, lounge, kitchen, understairs storage cupboard and the guest cloakroom.

#### **Guest Cloakroom**

WC, pedestal wash basin, heated towel rail, storage cupboard and window facing side.

#### **Sitting Room/study 5.15m x 2.39m**

Meter cupboard, windows facing either side and window facing front.

#### **Lounge 5.79m max x 3.91m**

Feature stone fireplace with open hearth, ornate coved ceiling, ceiling installed projector screen, bay window facing front and double doors to the conservatory and the dining area of the kitchen.

#### **Conservatory 3.45m x 2.73m**

Windows overlooking the side and rear garden and double doors to the patio.

#### **Large 31' / 9.5m wide Kitchen/Breakfast room & Dining Area**

**Kitchen/Breakfast Area: 5.51m x 2m** Range of fitted base cupboards and drawers with granite work surfaces over and twin bowl sink unit with mixer tap, fitted range/cooker with extractor hood over, alcove with further fitted cupboard and drawers, doors to hall and side utility room and two leaded style double glazed windows overlooking the rear garden.

**Dining/Sitting Area 3.45m x 2.73m** Skylight, high level window facing side, double glazed double doors to the patio and double doors to the Lounge.

#### **Side Utility Room**

Door to front, plumbing for washing machine and tumble dryer and larder/storage cupboard.







## First Floor

### **Landing**

Doors to first floor bedrooms and bathroom, leaded light style double glazed window facing front and stairs to second floor.

### **Bedroom 1 5.79m max x 3.91m**

Ornate coved ceiling, leaded light style double glazed bay window facing front and leaded light style double glazed windows facing side and overlooking the rear garden.

### **Bedroom 2 3.73m x 3.06m**

Ornate coved ceiling and leaded light style double glazed window overlooking the rear garden.

### **Bedroom 3 2.77m x 2m**

Ornate coved ceiling and leaded light style double glazed window facing front.

### **Large Family Bathroom**

Large shower cubicle, Twin wash basins set in vanity unit with drawers under and two mirrors and shaver points over, free standing bath, WC, heated towel rail, tiling to walls and floor and leaded light style double glazed window facing rear.

### **Walk-in Airing Cupboard**

Worcester Green Star central heating boiler, Megaflow hot water cylinder, slatted shelving and window facing side.

## Second floor

### **Landing**

Two storage cupboards and doors to bedroom 4 & 5 and second bathroom.

### **Bedroom 4 4.55m max x 3.45m max**

Two built in storage cupboards and 3 Velux windows.

### **Bedroom 5 3.68m max x 3.63m max**

Three Velux windows.

### **Second Bathroom**

Corner bath, pedestal wash basin, WC, heated towel rail, half height wall tiling and Velux window.

### General Information

**Tenure:** Freehold

**Council Tax Band:** F

**Viewing:** To view this excellent family home call:

**0121 353 6212 or 07768 035 065**

or email:

**mark.bentley@exp.uk.com**

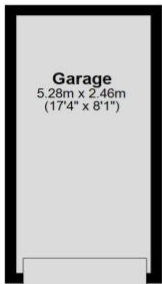
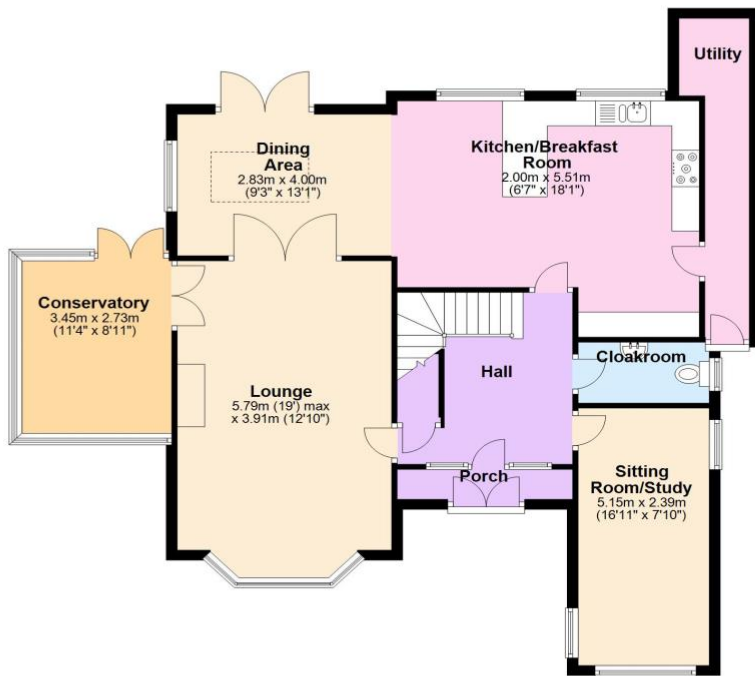








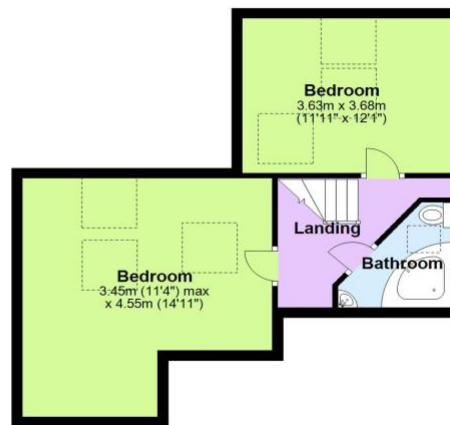
**Ground Floor**  
Approx. 117.2 sq. metres (1261.7 sq. feet)



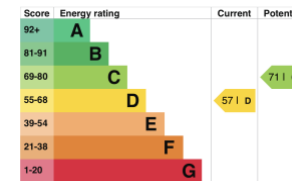
**First Floor**  
Approx. 68.8 sq. metres (741.0 sq. feet)



**Second Floor**  
Approx. 39.7 sq. metres (427.7 sq. feet)



Total area: approx. 225.8 sq. metres (2430.4 sq. feet)  
**35 Manor Road, -**



0121 353 6212

07768 035 065

mark@markbentley.co.uk

www.markbentley.co.uk



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.