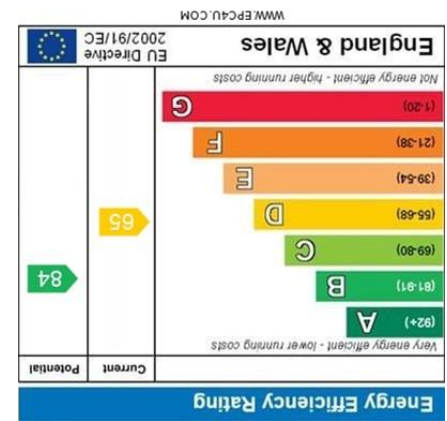


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Four Oaks | 0121 323 3323



- Highly Sought Location
- Extended Traditional Family Home
- 3 Reception Rooms
- Refitted Kitchen & Conservatory
- Utility Room & Guest WC
- 4 Good Sized Bedrooms

Tamworth Road, Sutton Coldfield, B75 6DH

£550,000



## Property Description

Occupying a highly sought after location and being ideally placed for many well reputed schools for children of all ages offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield town centre. Approached via a driveway to the front the home is entered through an enclosed porch leading to a large hallway, three formal reception rooms, a refitted kitchen, a large conservatory overlooking the private garden, a utility room and guest WC, on the first floor there are four bedrooms and a family bathroom, homes of this size and standard within this location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

### ENCLOSED PORCH

**HALLWAY** A large hallway with a panelled staircase rising to the first floor with useful storage cupboard beneath, a beamed ceiling, oak flooring, radiator, stained glass windows to the front and doors to:

**SITTING ROOM** 16' 8" max to bay 13' 5" min x 12' 1" max (5.08m x 3.68m) Having a deep walk in bay to the front aspect, wooden flooring, radiator and beamed ceiling.

**FORMAL LOUNGE** 16' 10" max into bay x 12' 1" max (5.13m x 3.68m) A lovely sized formal lounge with a feature fireplace as the focal point, coving, radiator, wood flooring and a door to the conservatory.

**FORMAL DINING ROOM** 11' 6" x 9' (3.51m x 2.74m) Having wood flooring, radiator, double doors to the conservatory and a door to the refitted kitchen.

**CONSERVATORY** 15' 4" x 10' 9" max (4.67m x 3.28m) A lovely conservatory and offering a multitude of uses with wood flooring, radiator and views over the large private rear garden.



**REFITTED KITCHEN** 10' 5" x 10' (3.18m x 3.05m) Expensively and thoughtfully refitted to now include a stylish and comprehensive range of matching wall and base mounted units with Quartz work surfaces over, integrated oven and microwave oven, induction hob with extractor fan over, integrated dish washer, integrated fridge freezer, sink and drainer unit, breakfast bar, wood effect flooring, a window to the rear, a window in to the conservatory and a door to:

**UTILITY ROOM** Including a further matching range of refitted wall and base mounted units with complementing work surfaces over and glass splash back, sink and drainer unit, plumbing and space for white goods and doors to the guest WC & covered side passage.

**GUEST WC** A low level WC, wash hand basin with vanity storage beneath and a side facing window.



From the hallway a staircase rises to the first floor galleried style landing with a window to the front, a deep storage cupboard and doors to:

**BEDROOM ONE** 15' x 12' 2" max (4.57m x 3.71m) A large master bedroom having stripped wooden flooring, radiator and window to rear overlooking beautiful garden.

**BEDROOM TWO** 13' 5" x 12' 1" max (4.09m x 3.68m) A further double bedroom with a bay window to the front aspect, wood flooring, picture rail and radiator.

**BEDROOM THREE** 11' 5" x 8' max (3.48m x 2.44m) Having a window to rear overlooking beautiful garden, wood flooring and radiator.

**BEDROOM FOUR** 11' 5" x 7' 10" (3.48m x 2.39m) Having a window to rear overlooking beautiful garden, wood flooring and radiator.

**FAMILY BATHROOM** To include a white suite with a panelled bath with shower over and shower screen, with hand basin, low level WC, a window to the side and a further guest WC with side facing window.



**GARAGE** Remains unmeasured so buyers need to check the suitability for their own vehicle/usage.

To the rear of the home there is a wonderful large and mature garden with a patio area for entertaining, mainly lawned with mature trees and shrubs to the borders with a further secluded area to the rear

Council Tax Band E - Birmingham 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.

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