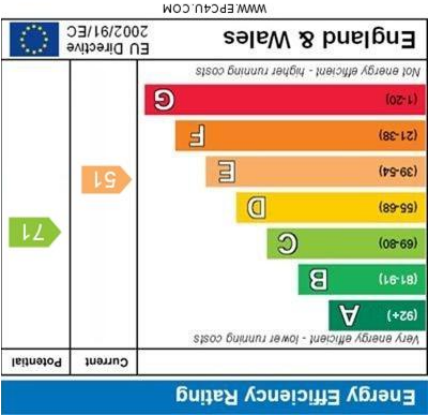


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Boldmere | 0121 321 3991



- A BEAUTIFULLY PRESENTED SEMI DETACHED PROPERTY
- MASTER BEDROOM WITH EN SUITE
- BEAUTIFUL FITTED KITCHEN
- GENEROUS GARDEN
- DOUBLE GLAZING

Royal Road, Sutton Coldfield, B72 1SP

£550,000





## Property Description

Discover this exceptional four-bedroom semi-detached home nestled on Royal Road, Sutton Coldfield, B72 1SP. Perfectly positioned close to an array of local amenities, transport links, and charming shops, this residence offers an ideal blend of timeless character and contemporary comforts, making it an irresistible opportunity for discerning buyers.

Upon approaching this delightful semi-detached home, there's a large driveway that provides ample parking for multiple vehicles. Step inside to find a thoughtfully designed layout that maximises space, comfort, and style. The entrance hall welcomes you into a warm and inviting environment, setting the tone for the rest of the house.

The ground floor boasts two generously proportioned reception rooms, perfect for relaxing with family or entertaining guests. These rooms feature charming original details that add character and charm, seamlessly complemented by modern touches that create a stylish and functional living space. At the heart of the home is a well-appointed kitchen with a breakfast room, offering an ideal space for preparing meals and enjoying casual dining. With plenty of unit space, this is a practical yet attractive culinary area, while the breakfast room provides a cosy spot to start your day.

A convenient downstairs toilet adds to the home's practicality, catering to the needs of busy households and guest convenience alike.

Upstairs, the property features four comfortable bedrooms, including a primary suite with its own en-suite bathroom—an indulgent retreat for homeowners. The additional bedrooms are well-sized, versatile spaces suitable for children, guests, or a home office, all filled with plenty of natural light and characterful features.

Outside, the expansive garden provides a private oasis for outdoor activities, gardening, or simply relaxing amidst greenery. Whether you're hosting summer barbecues, letting children play freely, or enjoying peaceful evenings under the stars, this large outdoor space is truly a highlight of the property. The generous paved driveway enhances practicality and kerb appeal, offering convenient parking and a tidy appearance.

Situated in a prime location, this home benefits from excellent access to Sutton Coldfield's bustling shops, cafes, and amenities. The nearby train station and bus routes ensure effortless commuting, while well-connected road links provide easy access to surrounding areas and beyond. Sutton Coldfield boasts a welcoming community atmosphere and a wealth of local parks, leisure facilities, and schools, making it a fantastic place to settle down with family.

This four-bedroom family home on Royal Road offers a combination of characterful original features and modern updates, spacious living areas, practical outdoor space, and superb location. It's an outstanding opportunity for anyone seeking a stylish, comfortable, and conveniently situated family residence. Don't miss out on this superb property!

TO THE FRONT Paved driveway providing off-road parking for multiple vehicles, side gate leading to rear garden, under stairs storage.

HALLWAY Wood effect flooring, two double glazed windows, stairs and radiator.

DINING ROOM 11' 11" x 17' 9" (3.63m x 5.41m) Wood effect flooring, wooden fire surround with tiles, double glazed bay window and radiator.

LOUNGE 10' 4" x 14' 11" (3.15m x 4.55m) Cast iron fireplace, wood effect, patio doors out onto patio area and radiator.

BREAKFAST ROOM 8' 7" x 10' 7" (2.62m x 3.23m) Double-glazed window, wood-effect flooring and radiator.

KITCHEN 10' 0" x 13' 9" (3.05m x 4.19m) Double-glazed window, back door, radiator, wood effect floor, door to downstairs toilet, fitted units above and below, space for fridge/freezer, washing machine, integrated dishwasher, Rangemaster cooker with 5 gas rings, electric plate, and extractor hood.

GUEST WC Double-glazed window, radiator, basin and toilet

OUTSIDE TO THE REAR Patio area, lawn area, decking area and a shed behind the decking

FIRST FLOOR LANDING Carpeted, double glazed window to side.

BEDROOM FOUR 8' 7" x 11' 9" (2.62m x 3.58m) Carpeted, cast iron fireplace, double-glazed window and radiator

BEDROOM THREE 10' 3" x 14' 10" (3.12m x 4.52m) Carpeted, cast iron fireplace with tiled floor, double-glazed window and radiator

BEDROOM TWO 11' 10" x 13' 11" (3.61m x 4.24m) Carpeted, cast iron fireplace with tiled floor, double-glazed window, built-in storage and radiator

MASTER BATHROOM 7' 0" x 8' 4" (2.13m x 2.54m) Tiled floor, half tiled walls, bath with shower, toilet, basin and a double-glazed window

Carpeted stairs up to the second floor and a small landing.

MASTER BEDROOM 11' 3" x 16' 9" (3.43m x 5.11m) Velux window to the front, a door to the walk-in wardrobe, cast iron fireplace, radiator and double-glazed window overlooking the back

EN SUITE 6' 8" x 6' 3" (2.03m x 1.91m) Tiled floor, toilet, shower cubicle, basin, heated towel rail and Velux window

AGENTS NOTE Nearly all woodwork including doors, are stripped.

Council Tax Band E - Birmingham

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor and in-home

O2 and Three - Good outdoor, variable in-home

Vodafone - Good outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: In accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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