



Dower Road
Sutton Coldfield, B75 6UA

£485,000

Property Features

- Three bedroom semi detached family home.
- Spacious front lounge and separate living room.
- Dedicated dining room ideal for entertaining.
- Fitted kitchen with adjoining utility room.
- First floor shower room and WC
- Detached garage with additional shed.
- Generous driveway providing ample off road parking.
- Large, mature rear garden with excellent privacy.
- Well proportioned bedrooms with fitted storage.
- Fantastic potential to modernise and extend, subject to the necessary permissions.



Full Description

A well maintained three bedroom semi detached home offering generous living space, a substantial rear garden and excellent potential for further improvement. With multiple reception rooms and a detached garage, this property presents an ideal opportunity for families looking to personalise a home to their own taste.

THE FORE

The property is set back from the road with a sizeable driveway providing ample off road parking and access to the detached garage. A neatly kept lawn enhances the attractive frontage and creates a welcoming first impression.

GROUND FLOOR

The entrance hall provides access to the principal reception rooms and staircase to the first floor.

To the front, the lounge offers a bright and comfortable space, while a second living room to the rear provides additional flexibility for family living. A separate dining room sits centrally within the home, ideal for formal dining or everyday meals.

The fitted kitchen is positioned to the rear and offers a range of wall and base units with worktop space and room for appliances. An adjoining utility room adds practicality and provides access to the garden.

FRONT LOUNGE

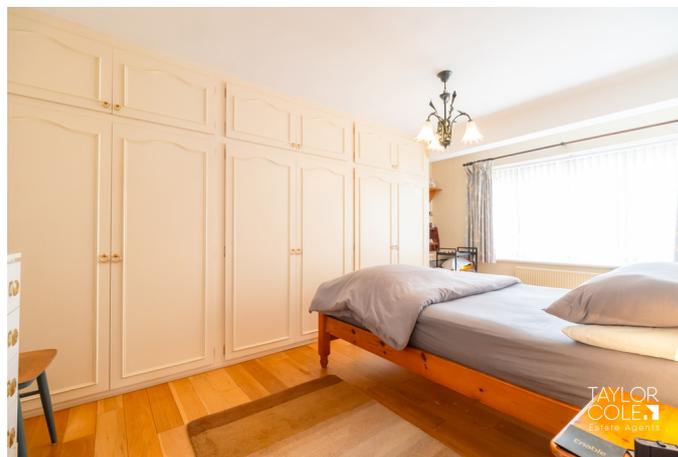
15' 4" x 12' 2" (4.67m x 3.71m)

DINING ROOM

10' 2" x 10' 1" (3.1m x 3.07m)

LIVING ROOM

10' x 9' 6" (3.05m x 2.9m)



KITCHEN

10' 9" x 7' 8" (3.28m x 2.34m)

UTILITY ROOM

10' x 7' 7" (3.05m x 2.31m)

FIRST FLOOR

The first floor landing leads to three well proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, while the remaining bedrooms offer versatile space for children, guests or home working.

A separate shower room and WC serve the first floor, providing convenience for family life.



BEDROOM ONE

15' 5" x 9' 9" (4.7m x 2.97m)

BEDROOM TWO

11' x 10' 1" (3.35m x 3.07m)

BEDROOM THREE

9' 2" x 8' 3" (2.79m x 2.51m)



SHOWER ROOM

7' 2" x 5' 3" (2.18m x 1.6m)

WC

4' 4" x 2' 7" (1.32m x 0.79m)



THE REAR

The rear garden is a standout feature of the property, being particularly generous in size and mainly laid to lawn with mature trees and established planting. The space offers excellent privacy and provides superb potential for landscaping or extension, subject to the necessary permissions. The detached garage and additional shed further enhance the practicality of this impressive outdoor space.

SHED

8' 5" x 5' 9" (2.57m x 1.75m)

GARAGE

19' 3" x 8' 2" (5.87m x 2.49m)

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once



an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements