



## Hill Village Road, Mere Green

Sutton Coldfield, B75 5JQ

Offers Over £925,000



Newton Fallowell welcome this exquisite and charming 4 bedroom detached home that has been considerably modernised and refurbished throughout to create a truly exceptional and well proportioned home that retains many of its original features.

In addition to 4 good size bedrooms, the property boasts 2 reception rooms, downstairs W/C, separate utility, family bathroom and master ensuite. The properties highlight is the stunning kitchen/dining and living area complete with Amtico parquet flooring, large kitchen island and feature real flame fire in the living area. Large sliding doors lead onto a comprehensive raised composite decked area providing an enviable outside entertaining space and exceptional views beyond the large mature, south facing garden which must be seen to be appreciated.

The front of the property benefits from a recently new resin driveway providing ample parking for 3 cars, single garage and convenient off road parking.

Located in the highly desirable area of Mere Green is walking distance to the cross city railway line the property sits comfortably in the catchment area for excellent local primary and secondary schooling including The Arthur Terry School.

A host of local amenities are available at Mere Green where you will find an array of shops, restaurants and cafes with further dining and shopping facilities available within a few miles radius you will be in Lichfield City area or Sutton Coldfield Town Centre.

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE

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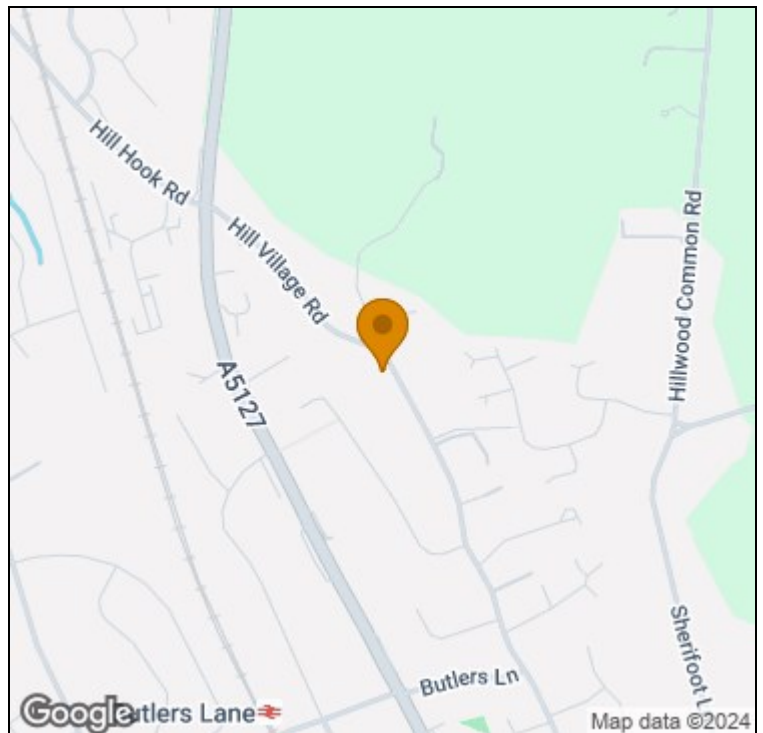
Approx Gross Internal Area  
165 sq m / 1781 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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