



NEWTON
FALLOWELL

Bishops Way, Four Oaks

Sutton Coldfield, B74 4XS

Offers Over £475,000



*** Check out the Virtual Tour on this beautiful family home***

Welcome to this impressive 3-bedroom detached family home located within the sought-after residential area of Bishops Way, Sutton Coldfield. This home is ideally situated in a quiet and friendly neighborhood with excellent schools, park and Mere Green shopping center just a short drive away. With its superb location, excellent transport links and outstanding features, this property is a perfect family home.

The ground floor features an attractive living room, open-plan fitted kitchen and dining room. The kitchen leads to a utility room and provides access to the beautiful back garden, ideal for summer barbecues and outdoor activities. In addition, a conservatory from the dining room area offers ample natural light from a south facing garden.

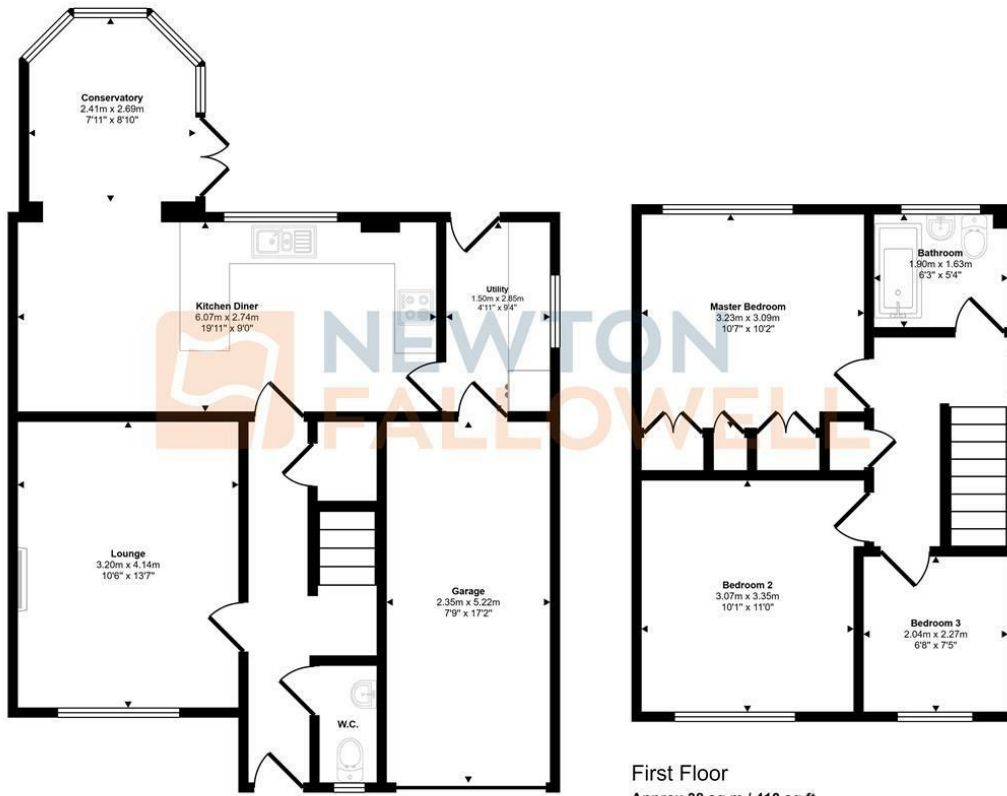
Upstairs, you'll find three bedrooms with the Master bedroom having built in wardrobes and a contemporary family bathroom. An additional W/C is located on the ground floor for guests' convenience. The property benefits with off-road parking for up to 2 cars and a single garage. EPC; C

This detached property is one not to be missed. Book a viewing today!

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

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Approx Gross Internal Area
104 sq m / 1120 sq ft



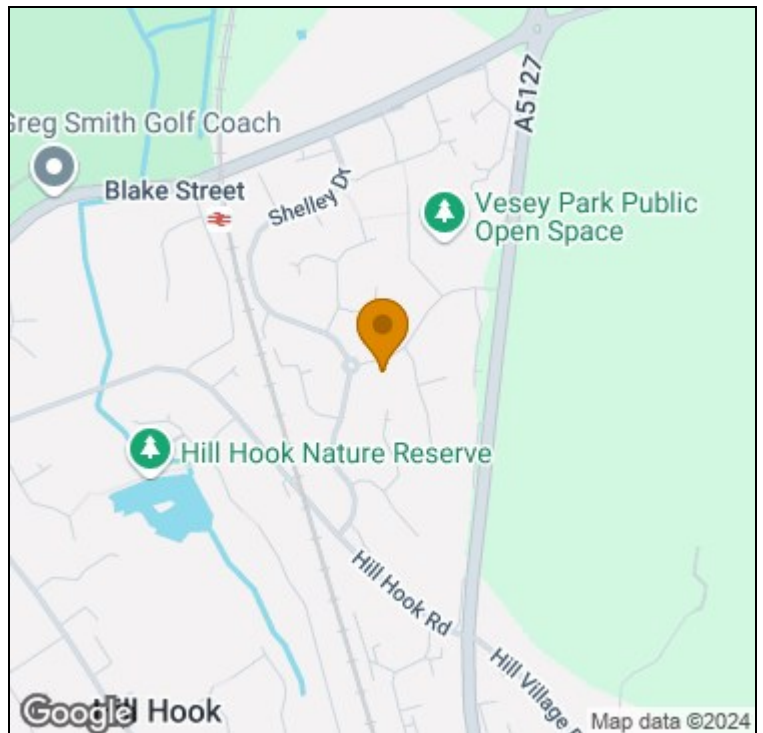
Ground Floor
Approx 66 sq m / 711 sq ft

First Floor
Approx 38 sq m / 410 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 ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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