



9 Ploughmans Place  
Four Oaks, Sutton Coldfield, B75 5TR



Sutton Coldfield  
Fine Residential



## 9 Ploughmans Place

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A well presented modern three bedroom terraced residence occupying a very sought after location close to all amenities.

The property occupies an outstanding location in this very popular residential area within walking distance of all amenities including Mere Green and Sutton Coldfield town centre, schools for all ages, cross city rail services from Four Oaks station and the nearby Sutton Park.

The double glazed and gas centrally heated briefly comprises:

Reception Hall with wooden laminate flooring.

Guest Cloakroom wc with concealed suite, wash basin with storage below and mirror above, wooden laminate flooring and ladder radiator.

Kitchen with a range of Shaker style units including wall and floor cupboards, drawers and wooden laminate worksurfaces with tiled splashback. 1½ bowl stainless steel sink and drainer, integrated appliances including oven, dishwasher, fridge, freezer, four zone gas burning hob with extractor above and window to front.

Lounge with ceiling coving, wooden laminate flooring and door opening to rear garden.





On The First Floor.

Bedroom One with built in wardrobes and window looking out to rear garden.

Bedroom Two with built in wardrobes and window to front.

Family Bathroom with matching white suite including full width bath with mixer shower tap, pedestal wash basin and wc.

On The Second Floor.

Bedroom Three with built in wardrobes and window looking out to rear.

Playroom/Office with Velux roof light.

Shower Room with walk in shower, wc with concealed suite, wall hung washbasin with drawers below and mirror above. Ladder radiator, ceramic wall and floor tiling with underfloor heating.

Private Garden with south westerly aspect with a sandstone patio, wooden pergola, lawns and raised flower beds.

Garage with light and power.

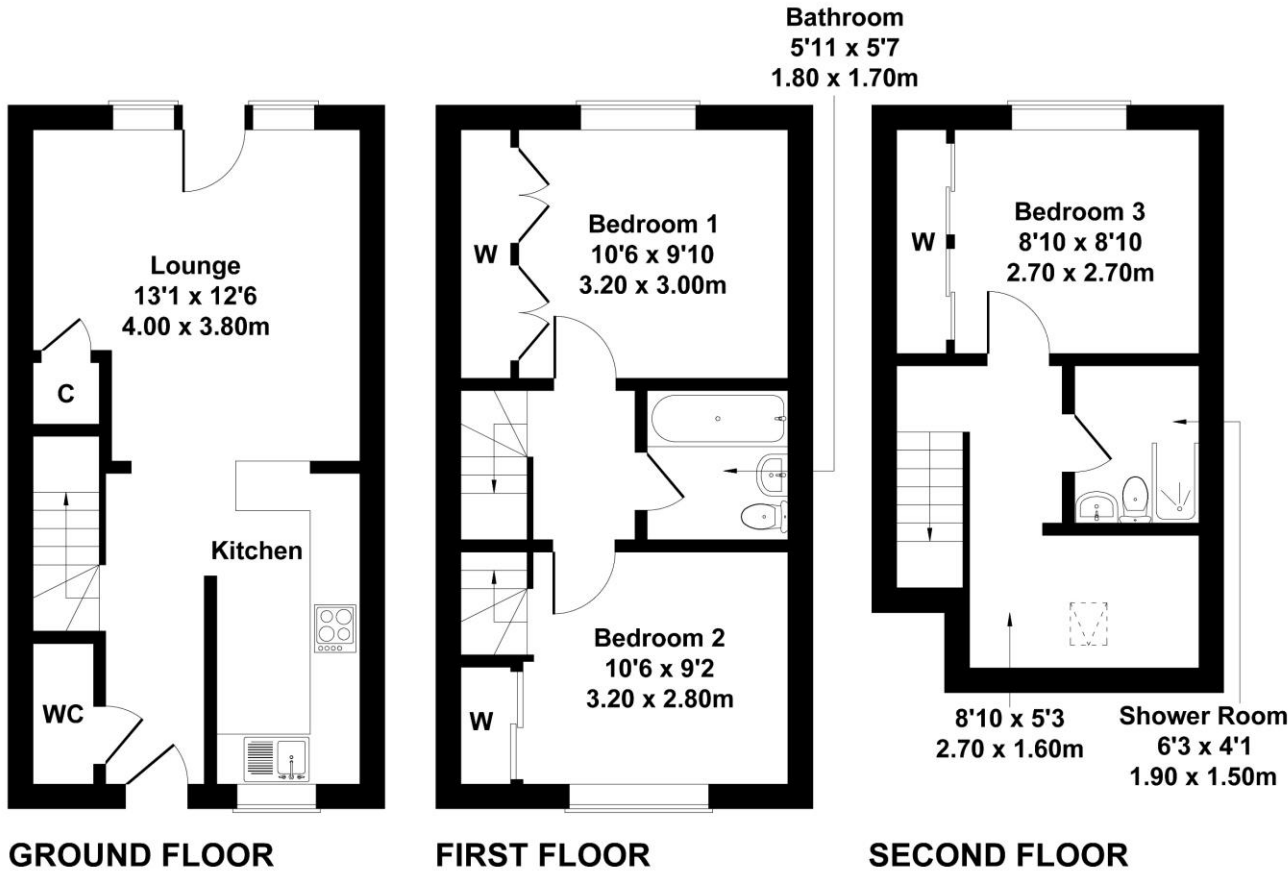
Council Tax Band: C





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Approximate Gross Internal Area  
915 sq ft - 85 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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