



63 Heath Croft Road, Sutton Coldfield, B75 6RN

Guide Price £725,000



**** SSTC similar properties required. Call PLJ Worcestershire to arrange a free Market Appraisal****

Philip Laney & Jolly Worcestershire welcome to the market 63 Heath Croft Road. Situated in the charming area of Four Oaks Sutton Coldfield. This delightful four-bedroom detached family home offers a perfect blend of spacious living and comfort.

Upon entering, you are greeted by entrance hallway, two spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen includes a utility area, ensuring practicality for daily chores. The ground floor also features a convenient downstairs WC, enhancing the functionality of the home.

The property enjoys four generously sized bedrooms, with the main bedroom benefiting from an ensuite bathroom, offering a private retreat for the homeowners. The additional bedrooms are perfect for family members or guests, ensuring everyone has their own space.

Outside, the large garden presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The two garages and ample parking provide secure and convenient off-road parking.

This home is situated in a desirable location, making it an ideal choice for families seeking a peaceful yet accessible neighbourhood. With no onward chain, this property is ready for you to move in and make it your own. The combination of gas central heating and double glazing ensures comfort throughout the seasons.

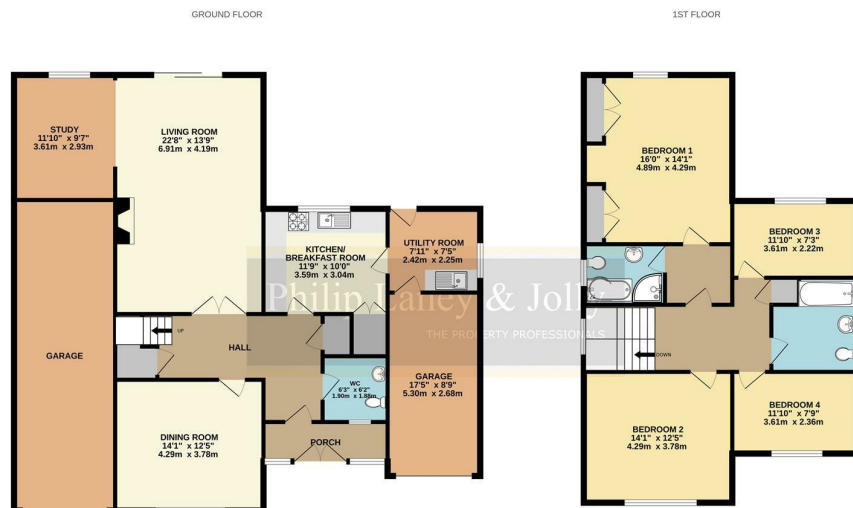
In summary, this four-bedroom detached house in Heath Croft Road is a wonderful opportunity for those looking for a spacious and well-equipped family home in a sought-after area. Don't miss the chance to view this exceptional property.

EPC: C Council Tax Band: G Tenure: Freehold

- Substantial Four Bedroom Detached Family Home
- Envious Location
- Popular Residential Location
- Large Garden
- Close Proximity To Local Amenities
- No Onward Chain
- Inviting Cosmetic Improvements
- Ample Off Road Parking
- En-Suite To The Main Bedroom
- EPC: C

Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 1/2/2025



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



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.