



Shepherds Pool Road, Sutton Coldfield

£650,000

4 1 3



An exceptional opportunity for an impeccably presented four bedroom home in a highly desirable part of Sutton Coldfield. This impressive detached property in Shepherds Pool Road comes to the market with an abundance of fabulous features, from its set-back position overlooking a neighbouring green, to its family friendly layout with a range of living space.

The property benefits from a significantly sought after location, sitting just a fraction over a mile from Four Oaks train station, with a range of shops, restaurants, the 'outstanding' Moor Hall primary school and the nationally recognised Sutton Park all also easily accessible.

The accommodation is set across two floors, with a through entrance hall, living room leading through to the dining room, conservatory, stunning kitchen, utility and guest WC all to the ground floor, whilst the four good size bedrooms, shower room and separate WC sit to the first floor. A spacious driveway and equally generous garage is complimented by an immaculately maintained rear garden to make up the property's exterior.

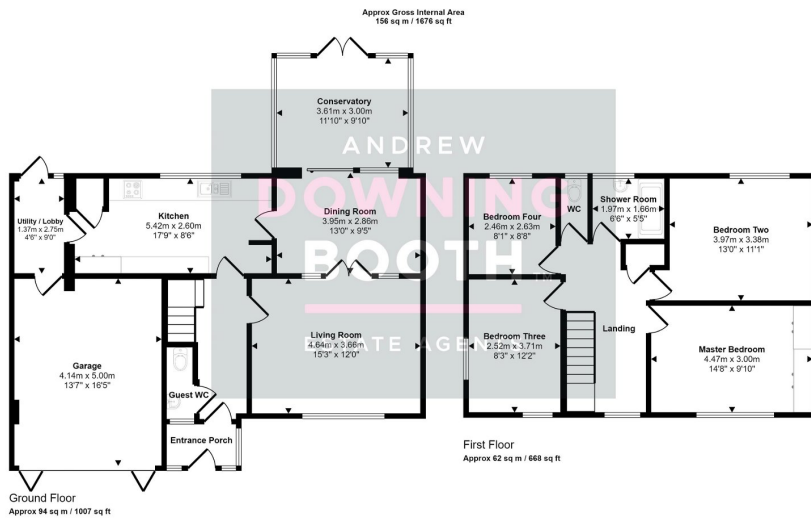
This property really could just be the perfect family home, so we must advise booking in a viewing at your earliest convenience in order to appreciate all that's on offer.



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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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Four Bedroom Detached Property
- Living Room, Dining Room & Conservatory
- Generous Room Sizes Throughout
- EPC Rating: D
- Highly Desirable Location Close To Various Amenities
- Fabulous Kitchen
- Spacious Driveway, Garage & Attractive Garden
- Council Tax Band: F



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |