



Fernwood Road,
Sutton Coldfield, B73 5BQ

£485,000

£485,000

4  2  3 

This superbly located well proportioned four bed detached occupies a most convenient location set within close proximity of superior public transport links and a sought after school.

Having the benefit of separate lounge and dining room, a kitchen with breakfast room and guest cloakroom off along with a mature garden garage and driveway the property must be viewed at the earliest opportunity in order to avoid disappointment.





Property Specification

SUPERBLY LOCATED WELL PRESENTED EXTENDED
DETACHED PROPERTY
FOUR BEDROOMS
FAMILY BATHROOM AND SEPARATE SHOWER ROOM
SEPARATE LOUNGE AND DINING ROOM
KITCHEN WITH BREAKFAST ROOM OFF

Porch

Lounge 3.78m (12'5") x 3.61m (11'10")

Hall

Dining Room 4.34m (14'3") max x 3.61m (11'10")

Kitchen 4.54m (14'11") x 2.69m (8'10")

Breakfast Room 4.54m (14'11") x 2.36m (7'9")

Pantry 1.76m (5'9") x 0.86m (2'10")

WC

Landing

Bedroom 1 3.78m (12'5") x 3.61m (11'10")

Bedroom 2 3.61m (11'10") x 3.61m (11'10") max

Bedroom 3 4.54m (14'11") max x 2.36m (7'9")

Bedroom 4 2.69m (8'10") max x 2.35m (7'9")

Bathroom

WC

Garage

Agent's Note:

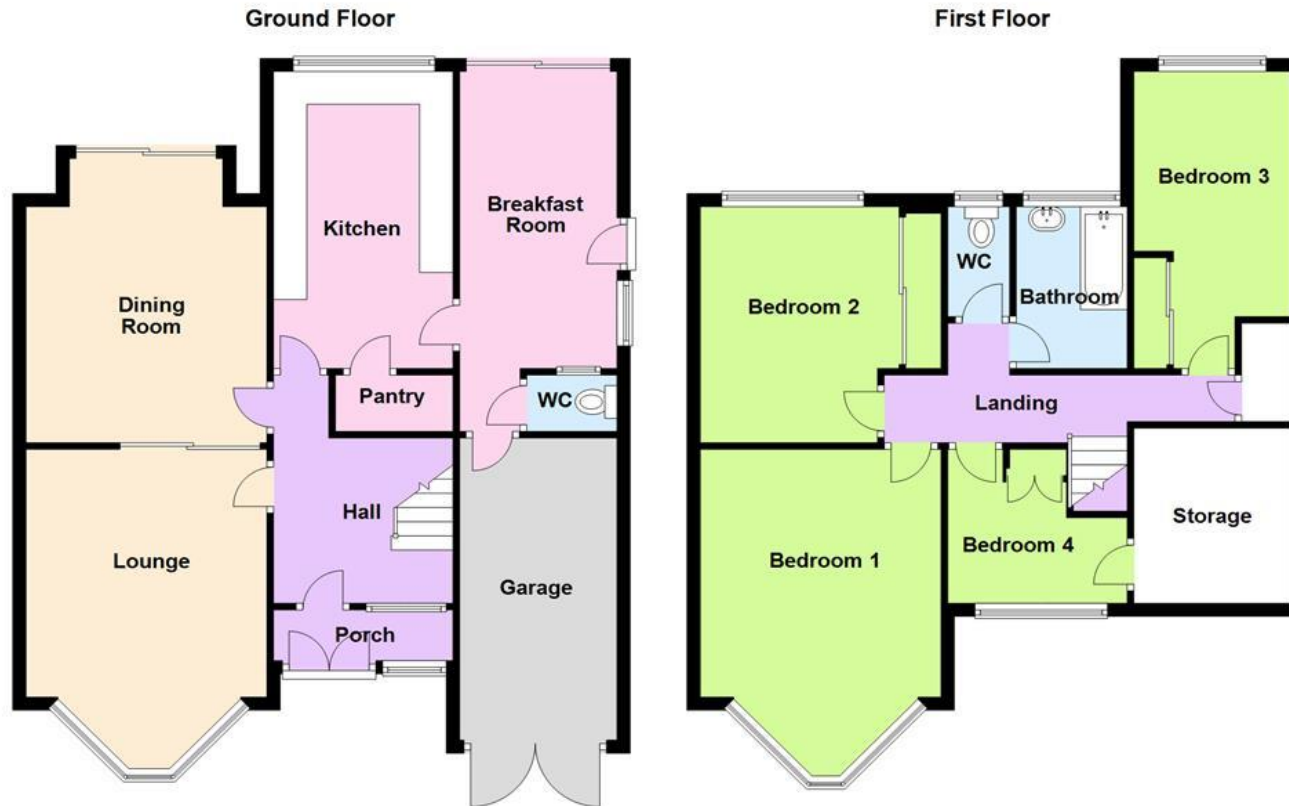
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Came on the market: 27th March 2024

Viewer's Note:

Services connected: Gas, Electric, Water and Drainage
Council tax band: E
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

