



Jevons Road,  
Sutton Coldfield, B73 6QP

**£470,000**

- WELL PRESENTED EXTENDED DETACHED PROPERTY
  - FOUR WELL PROPORTIONED BEDROOMS
- GENEROUS LOUNGE WITH SITTING ROOM EXTENSION
- CONTEMPORARY DINING KITCHEN WITH UTILITY OFF
  - GUEST CLOAKROOM
- FAMILY BATHROOM WITH SEPARATE BATH AND SHOWER
  - ATTRACTIVE MATURE GARDEN AND PATIO

This superbly presented extended modern style four bed detached property occupies an enviable and convenient location set within close proximity of sought after schools with nearby parks, shops and transport links. The accommodation on offer includes a through lounge dining room with sitting area, contemporary dining kitchen with utility off, guest cloakroom and family bathroom with separate shower cubicle and bath. An early viewing is essential in order to avoid disappointment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Birmingham City Council.

Services Connected: Gas, Electric, Water and Drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via [Suttoncoldfield@paulcarrestateagents.co.uk](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)



**Porch**

**Hall**

**Living Room 7.26m (23'10") x 3.53m (11'7") max**

**Sitting Room 3.03m (9'11") x 1.81m (5'11")**

**Dining Kitchen 4.80m (15'9") x 4.48m (14'8")**

**Utility 2.66m (8'9") x 1.01m (3'4")**

**WC**

**Landing**

**Bedroom 1 3.63m (11'11") x 3.53m (11'7")**

**Bedroom 2 3.55m (11'8") x 2.73m (8'11")**

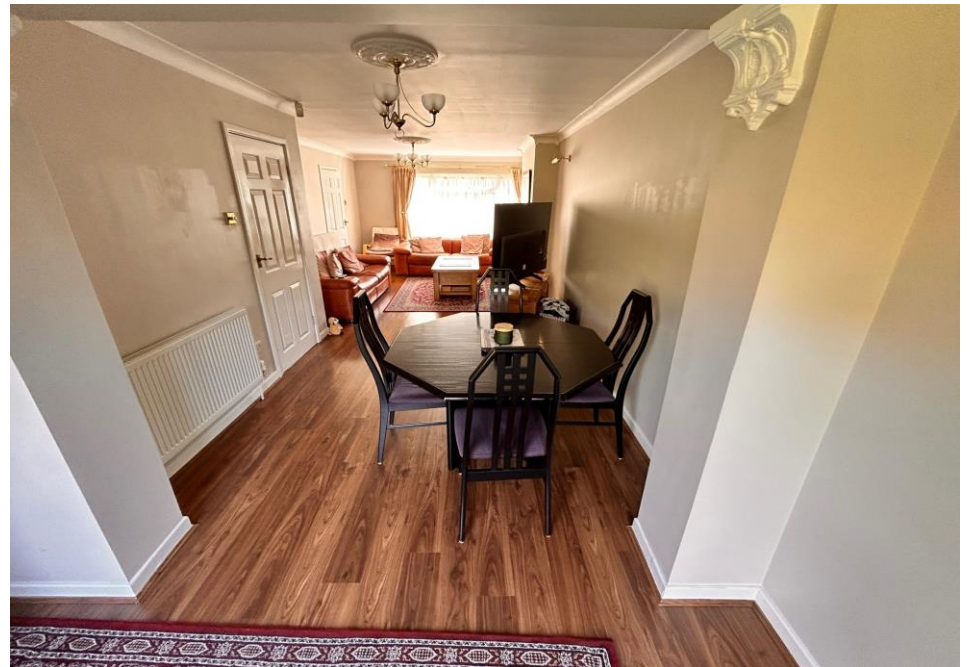
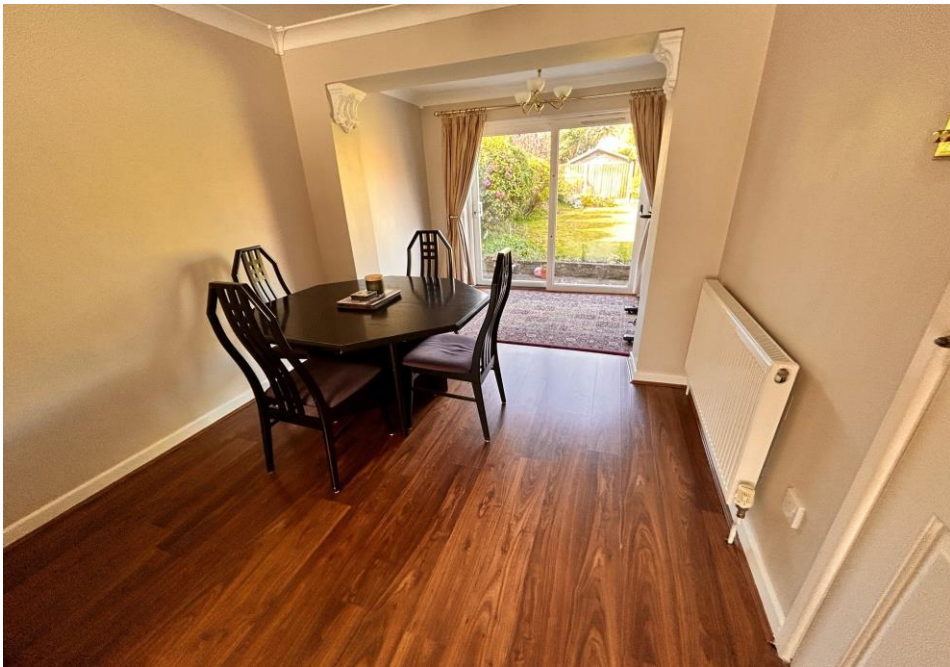
**Bedroom 3 3.81m (12'6") x 2.54m (8'4")**

**Bedroom 4 2.57m (8'5") x 2.55m (8'4")**

**Bathroom**

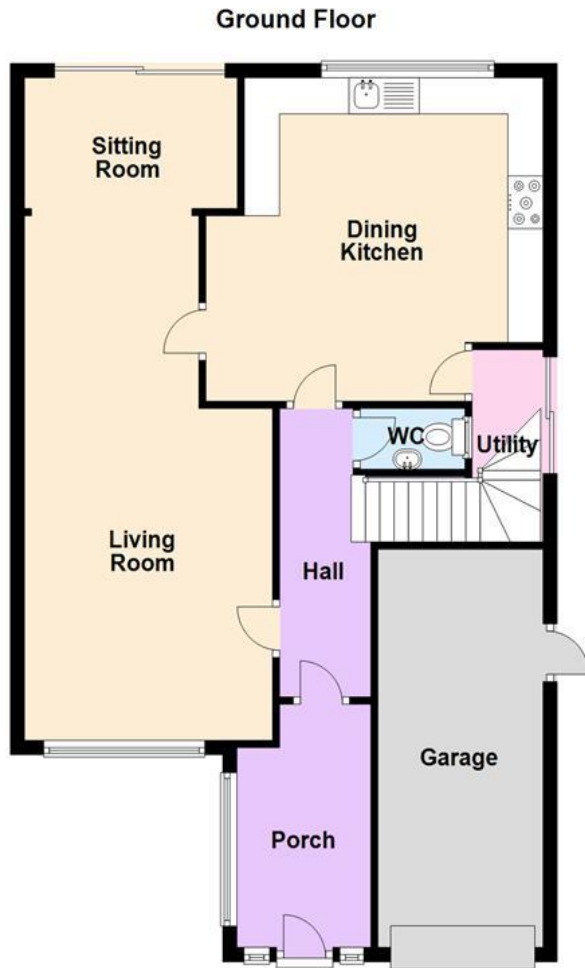
**Garage**





# Floor Plan

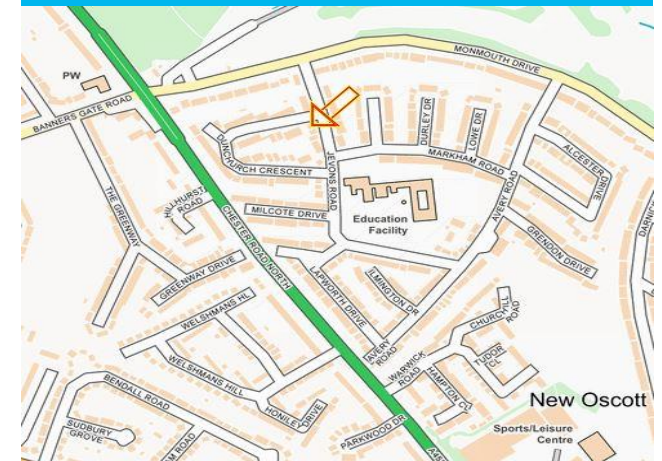
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location







### **Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 19th April 2024