



Jevons Road,  
Sutton Coldfield, B73 6QP

Offers in the Region Of £460,000



# Sutton Coldfield

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This superbly presented extended detached bungalow occupies an enviable and convenient location set within close proximity of many sought after amenities including desirable schools, shops and nearby Sutton Park.

Having recently been modernised throughout the excellent accommodation on offer is accessed via an enclosed porch and welcoming hall with doors leading off to a modern L shaped lounge dining room, contemporary fitted kitchen, three double bedrooms and a re-fitted bathroom and shower en-suite.

Outside a block paved driveway offers off road parking for multiple vehicles and garage access whilst a gated side passage leads to the attractive rear garden and patio.

- SUPERBLY PRESENTED EXTENDED DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- RECENTLY MODERNISED THROUGHOUT TO A HIGH STANDARD
- RE-FITTED FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- EXCELLENT L SHAPED LOUNGE DINING ROOM
- CONTEMPORARY FITTED KITCHEN
- CLOSE PROXIMITY TO DESIRABLE SCHOOLS SHOPS AND AMENITIES
- EASY ACCESS TO NEARBY SUTTON PARK
- ATTRACTIVE WELL KEPT REAR GARDEN







## Property Specification

SUPERBLY PRESENTED EXTENDED DETACHED BUNGALOW

The property briefly comprises:

**Kitchen 3.76m (12'4") x 3.23m (10'7")**

**Lounge 3.50m (11'6") x 3.00m (9'10")**

**Dining Area 3.00m (9'10") x 2.75m (9')**

**Bedroom 3.96m (13') x 3.17m (10'5")**

**Bedroom 3.07m (10'1") x 2.82m (9'3")**

**Bedroom 4.01m (13'2") x 3.53m (11'7")**

**En-suite Shower Room 2.87m (9'5") x 1.75m (5'9")**

**Bathroom 2.54m (8'4") x 2.23m (7'4")**

**Garage 5.23m (17'2") x 2.74m (9'0")**

### 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:

### Viewer's Note:

Services connected: Mains electricity, gas, water & 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             |         | 77   c    |
| 55-68 | D             | 61   d  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

