



Gleneagles Drive,
Sutton Coldfield, B75 6UN

Offers in Excess of £615,000

Owned since new, this five bedroom detached family home is beautifully presented, incredibly spacious and ideally situated in a highly sought after location close to local schools, shops and amenities.

Set behind a spacious driveway the property is accessed through a useful porch into a welcoming entrance hall, with various doors leading off and stairs to the first floor and also offering a guest cloakroom. The fantastic living room is a great space with a dual windows overlooking the fore and the rear garden. The formal dining room which offers versatile accommodation which could be used as a playroom or snug.

The kitchen breakfast room comprises a wide range of base wall and drawer mounted units with a rolled edgework surface, completing the ground floor is a utility room and a useful cloakroom.

To the first floor are five exceptional bedrooms, some with fitted wardrobes. Bedroom one enjoys an ensuite and bedroom four is currently used as an office. The principal bathroom completes the internal accommodation.

Outside the rear garden is primarily laid to lawn with a large patio area ideal for entertaining, there is front and rear access to the double garage with electric up and over door and the front block paved drive provides space for multiple vehicles.

A viewing is highly recommended to fully appreciate what is on offer.

Tenure: We can confirm the property is Freehold

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room

6.10m (20') x 3.58m (11'9")

Dining Room

4.01m (13'2") x 2.74m (9')

Kitchen

5.99m (19'8") x 2.67m (8'9")

Utility

2.44m (8') x 2.39m (7'10")

WC

Double Garage

4.93m (16'2") x 4.60m (15'1")

Landing

Bedroom 1

3.07m (10'1") x 2.85m (9'4")

En-suite

Bedroom 2

4.70m (15'5") x 2.97m (9'9")

Bedroom 3

4.07m (13'4") x 3.58m (11'9") max

Bedroom 4

3.07m (10'1") x 2.54m (8'4")

Bedroom 5

3.68m (12'1") x 1.93m (6'4")

Bathroom





Floor Plan

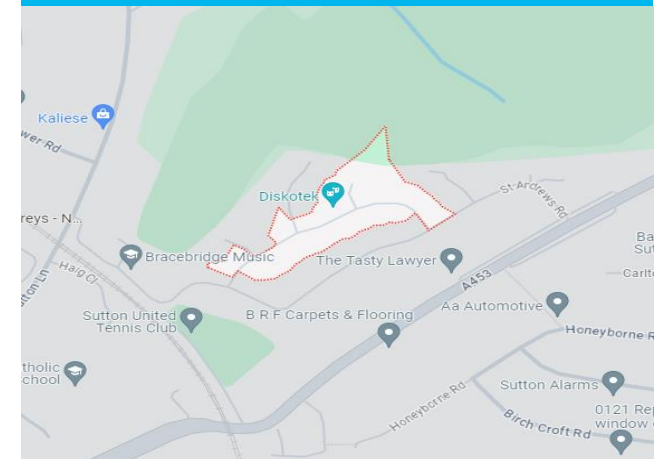
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 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: