



Knightswood Close,
Sutton Coldfield, B75 6EA

Offers Over £600,000

Nestled in its own space, this detached home, cherished since its construction, boasts style and sophistication in every corner.

As you step inside, you're greeted by a welcoming living room, bathed in natural light and adorned with tasteful decor. Adjacent, the dining room invites memorable gatherings, while the breakfast kitchen beckons with its modern amenities and cozy atmosphere. A convenient utility room adds practicality to daily chores. Ascending the staircase, you'll find four well-appointed bedrooms, each offering its unique charm. Bedroom one features an ensuite bathroom and the remaining bedrooms offer flexibility for guests, children, or perhaps a home office.

Outside, the meticulously maintained rear garden offers a tranquil oasis for relaxation or entertaining, with lush greenery. To the fore the driveway offers expansive off road parking.

Knightswood Close is most convenient for comprehensive amenities at Sutton Town Centre along with excellent schools for all age groups including White House Common primary school, Bishop Vesey Grammar School, Sutton Coldfield Grammar School for Girls and St Joseph's Catholic Primary School.

ADDITIONAL INFORMATION

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.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room 5.26m (17'3") x 3.43m (11'3")

Dining Room 3.43m (11'3") x 3.02m (9'11")

Breakfast Kitchen 5.26m (17'3") x 3.02m (9'11")

Utility 3.02m (9'11") x 1.50m (4'11")

WC

Garage

Garage

Landing

Bedroom 1 5.18m (17') max x 3.24m (10'8")

En-suite

Bedroom 2 3.69m (12'1") x 2.77m (9'1")

Bedroom 3 2.69m (8'10") x 2.41m (7'11")

Bedroom 4 2.69m (8'10") x 2.41m (7'11")

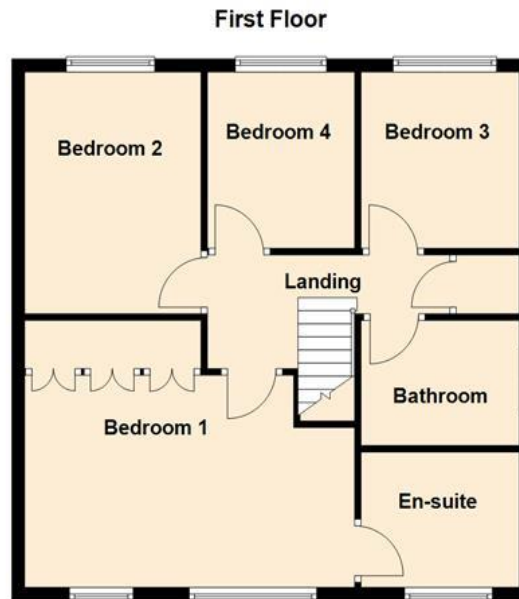
Bathroom





Floor Plan

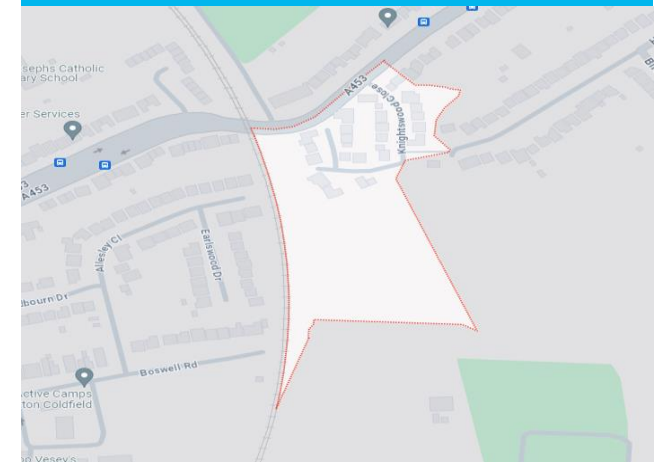
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	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: