



Tamworth Road,
Sutton Coldfield, B75 6DH

Offers in the Region Of £725,000

This detached bungalow offers an idyllic retreat with its tasteful décor and seamless blend of modern living spaces!

Stepping inside, you're greeted by a stunning open plan layout that combines the living, dining, and kitchen areas into one expansive and inviting space. The kitchen is equipped with state-of-the-art appliances and stylish finishes, perfect for cooking and entertaining guests. With three spacious double bedrooms, there's ample room for family and guests to relax in comfort and the elegant bathroom and storage complete the accommodation.

Outside, the rear garden beckons with its peaceful ambiance, complete with a charming cabin at the end ideal for hosting barbecues and outdoor gatherings and a serene atmosphere, providing a tranquil escape for unwinding after a long day. The convenience of an in and out drive to the front adds to the allure of this ready-to-move-into haven, offering easy access and parking for residents and visitors alike.

Tamworth Road is approached from Weeford Road and is located in a highly desirable residential location close to all amenities. Local shopping facilities are nearby with town centres of Sutton Coldfield and Four Oaks only a few minutes' drive away and providing a wealth of shops, pubs and restaurants. Moor Hall Hotel and spa provides a first class recreational facility with regular public transport services providing ease of travel to Birmingham and Lichfield City centres. The area is well served by local schools including Moor Hall 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
10.18m (33'5") x 3.28m (10'9")

Kitchen/Dining Room
7.92m (26') x 6.31m (20'8")

Bedroom 1
4.06m (13'4") x 3.28m (10'9")

Walk-in Wardrobe

Bathroom

Bedroom 2
7.38m (24'2") x 2.00m (6'7")

Ensuite

Bedroom 3
3.68m (12'1") max x 3.28m (10'9")

Cabin

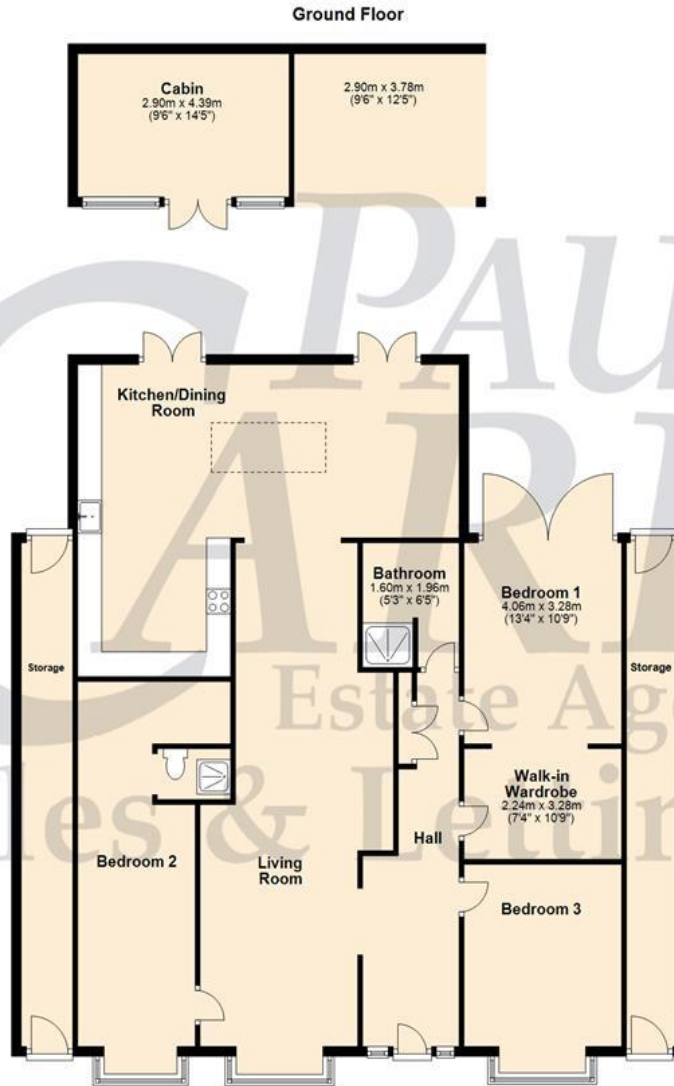
Storage





Floor Plan

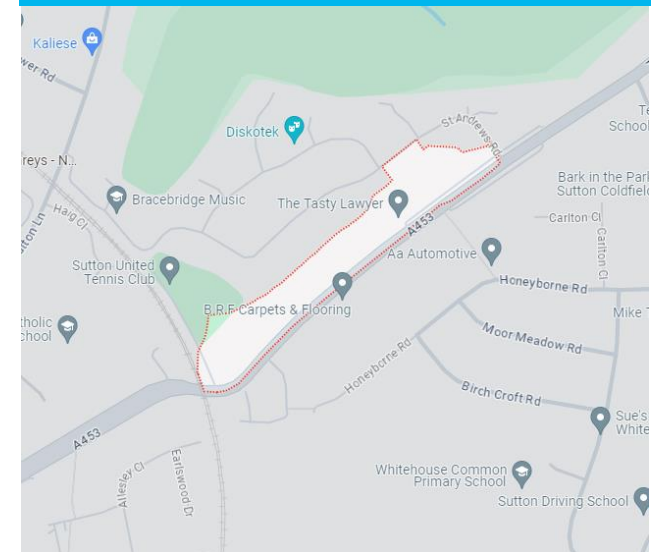
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 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: