



Hathaway Road,
Sutton Coldfield, B75 5JB

Guide Price £575,000

From the meticulous attention to detail to the seamless blend of modern convenience and timeless elegance, this home is truly a haven ready to be enjoyed by its fortunate new owners. As you step through the front door, you're welcomed into a home where every detail exudes care and precision. The immaculate interior boasts tasteful decor throughout. The family room to the front is a cosy room and enjoys glazed doors.

The heart of the home lies in the open plan living/kitchen area, where natural light floods in through large windows, illuminating the contemporary furnishings and high-end appliances and LUGO 80 with fireplace with floating granite hearth. Whether cooking a gourmet meal or lounging with loved ones, this space offers both functionality and style.

Venture upstairs to discover a sanctuary of comfort in the four double bedrooms, each thoughtfully designed with plush carpets, ample closet space, and large windows offering views of the surrounding landscape. The luxurious bathroom and separate shower room provide a tranquil retreat, featuring modern fixtures and spa-like amenities for unwinding after a long day.

Occupying a highly sought after and quiet cul de sac location this beautifully presented and thoughtfully extended 4 bedroom architecturally designed family home has had no expense spared in creating luxurious living spaces throughout. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres.

ADDITIONAL INFORMATION

Council Tax Band: We can confirm the Council Tax Band is D 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 5.61m (18'5") x 3.30m (10'10") max

Dining Room 4.75m (15'7") x 3.38m (11'1")

Breakfast/Kitchen 4.37m (14'4") x 3.10m (10'2")

Utility 1.52m (5') x 1.44m (4'9")

WC

Garage

Landing

Bedroom 1 4.75m (15'7") x 2.62m (8'7")

Bedroom 2 3.68m (12'1") x 3.38m (11'1")

Bedroom 3 4.37m (14'4") x 3.43m (11'3") max

Bedroom 4 4.50m (14'9") x 2.08m (6'10")

Bathroom

Shower Room





Floor Plan

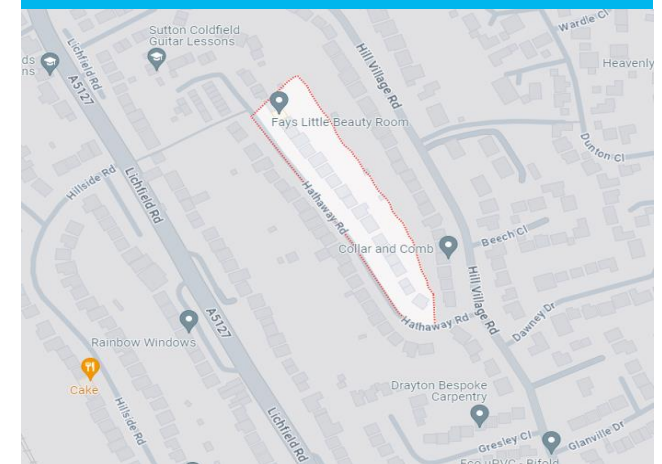
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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:

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