



Shearers Place,
Sutton Coldfield, B75 5UN

Offers Over £440,000

Nestled in a quiet cul-de-sac within the highly desirable Harvest Fields development, this modern and pristine three-bedroom detached home offers exceptional living space and stylish finishes throughout. Recently renovated and designed for family living, this spacious property is a true gem.

The stunning entrance hall, opening into a bright and welcoming front lounge that seamlessly connects to the dining area, making it ideal for social gatherings. The conservatory, with its French doors leading to the garden, provides a charming extra living space. The kitchen offers a sleek range of contemporary units, along with an adjoining utility area and a guest WC.

Upstairs, the property boasts three well-sized bedrooms, including bedroom one enjoying dressing area and an en-suite shower room. The main bathroom, also modernized, includes a striking freestanding bathtub as its centrepiece.

The rear garden is a private retreat, featuring a decked seating area, patio, and a well-maintained lawn, bordered by flower beds and secure fencing. At the front, the driveway leads

ADDITIONAL INFORMATION

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room
4.27m (14') x 2.00m (6'7")

Dining Room
3.15m (10'4") x 2.41m (7'11")

Conservatory

Kitchen
4.17m (13'8") x 3.15m (10'4")

Utility
2.49m (8'2") x 0.81m (2'8")

WC

Garage

Landing

Bedroom 1
3.35m (11') x 3.10m (10'2")

En-suite

Bedroom 2
3.94m (12'11") x 2.97m (9'9")

Bedroom 3
2.87m (9'5") x 2.01m (6'7")

Bathroom





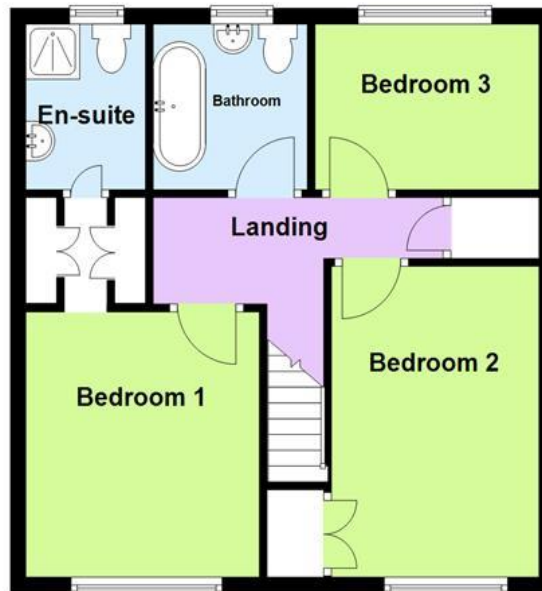
Floor Plan

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

Ground Floor



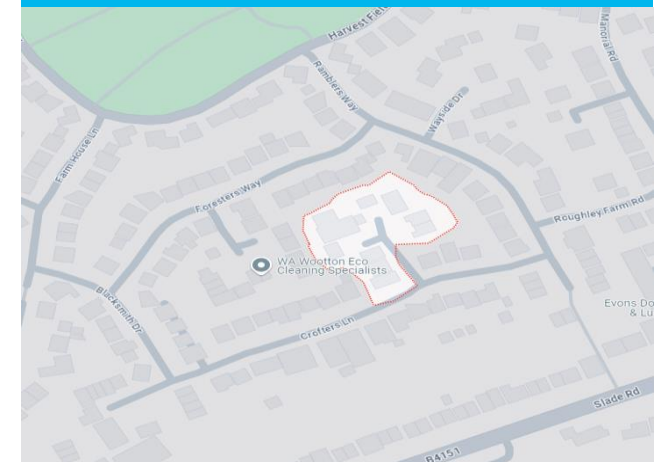
First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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: