



Bodicote Grove,
Sutton Coldfield, B75 5TG

Offers in the Region Of £549,950

This is a spacious detached house, featuring a classic design with a comfortable layout suited for family living. At the front, the living room includes a bay window, creating a cozy, well-lit space ideal for relaxing.

The heart of the home is the open kitchen and family area, perfect for everyday gatherings. A conservatory, repurposed as a dining room, offers a bright, garden-facing space for meals, adding a touch of charm with outdoor views. The house also includes a practical utility room for laundry and storage, as well as a convenient downstairs WC.

Upstairs, the main bedroom is a generous space with an ensuite bathroom, providing a private retreat. There are three additional well-sized bedrooms, each with ample room, suited for family members or guests. A shared family bathroom completes the upper level.

Outside, the well-maintained rear garden provides a lovely green space, perfect for outdoor activities, entertaining, or simply unwinding. This home combines comfort and functionality with a warm and inviting atmosphere.

Bodicote Grove is a superb location for families with lovely green open spaces to play and local amenities on your doorstep. Highly regarded local schools are also accessible on foot and nearby major road links offer routes into Birmingham and further afield.

ADDITIONAL INFORMATION

Council Tax Band: We can confirm the Council Tax Band is F 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



Living Room
4.22m (13'10") x 3.53m (11'7")

Kitchen/Family Area
8.99m (29'6") x 2.87m (9'5")

Conservatory

Utility
2.11m (6'11") x 1.47m (4'10")

WC

Store Garage

Landing

Bedroom 1
3.63m (11'11") x 3.55m (11'8")

En-suite

Bedroom 2
3.35m (11') x 2.87m (9'5")

Bedroom 3
4.75m (15'7") x 1.98m (6'6")

Bedroom 4
2.98m (9'9") x 2.87m (9'5")

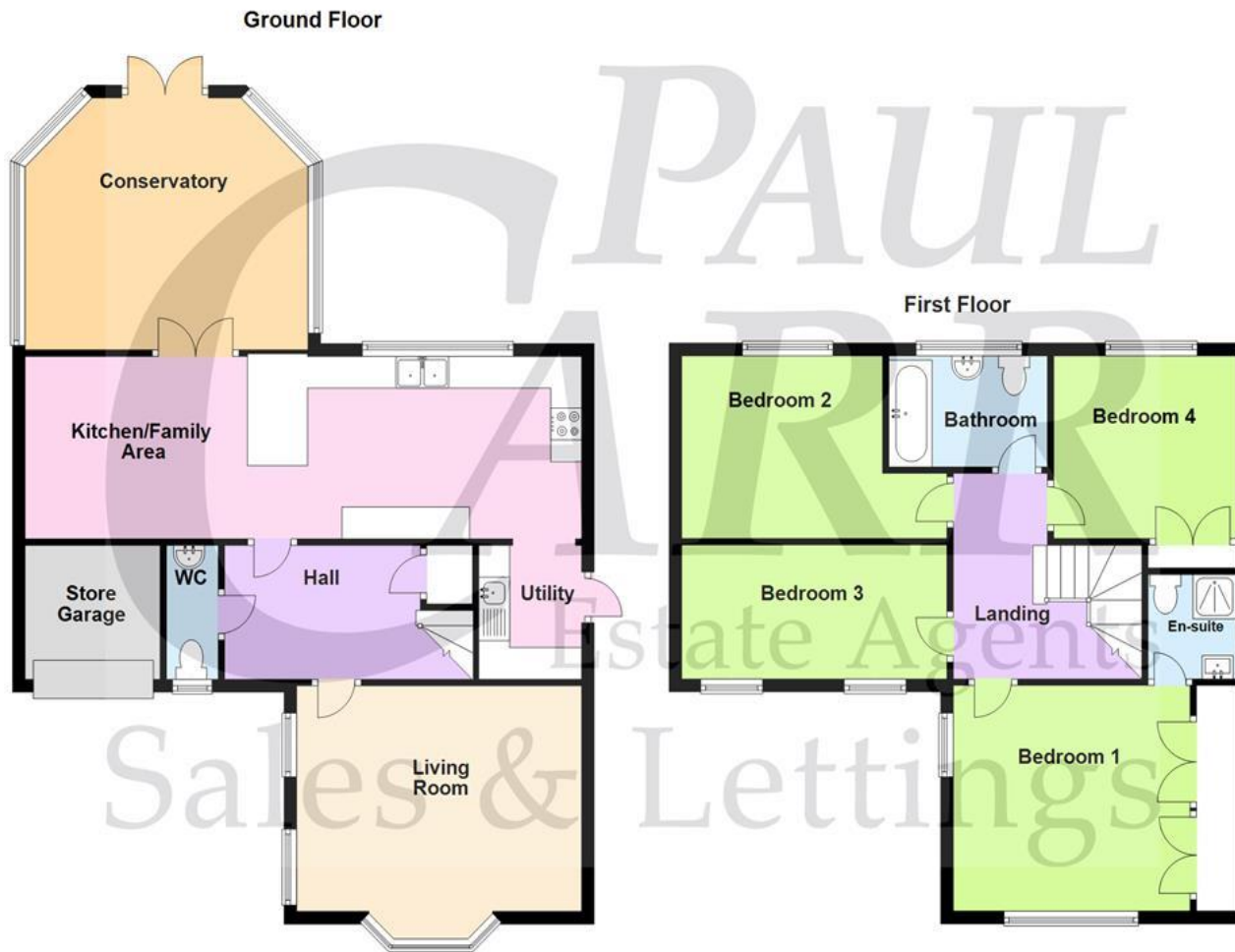
Bathroom





Floor Plan

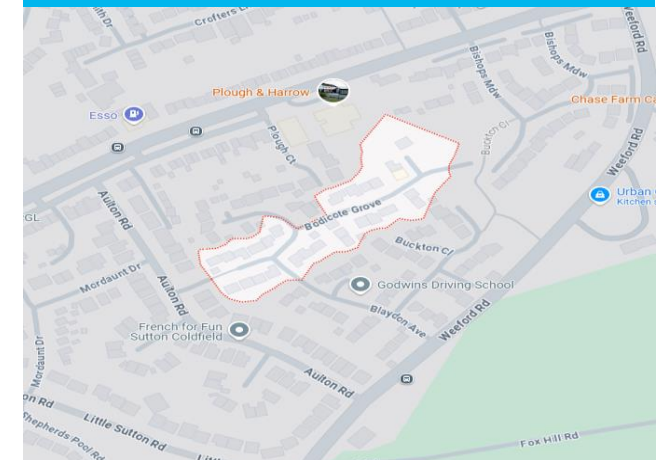
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 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: