



Tamworth Road,
Sutton Coldfield, B75 6DG

Offers in Excess of £575,000

This traditional home offers generous living space and classic charm. The living room is situated at the front, creating a welcoming atmosphere, while the separate dining room provides a perfect setting for family meals and entertaining. A cosy breakfast room complements the well-appointed kitchen, which is accompanied by a convenient pantry for extra storage.

Upstairs, the home features four spacious double bedrooms, offering ample space for family and guests. A well-sized bathroom serves the upper level, and a balcony provides an inviting outdoor retreat. The property boasts a large rear garden, ideal for relaxation or outdoor activities, while the spacious driveway offers plenty of parking. This home is perfect for those seeking both comfort and traditional elegance.

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.

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



Porch

Hall

Living Room 3.91m (12'10") x 3.53m (11'7")

Dining Room 4.88m (16') x 3.53m (11'7")

Morning Room

Kitchen 5.21m (17'1") x 2.39m (7'10")

Pantry 2.39m (7'10") x 0.91m (3')

Lean-to

Garage

Landing

Bedroom 1 4.75m (15'7") x 3.51m (11'6")

Bedroom 2 3.91m (12'10") x 3.53m (11'7")

Bedroom 3 3.73m (12'3") x 2.54m (8'4")

Bedroom 4 2.51m (8'3") x 2.49m (8'2")

Bathroom

WC

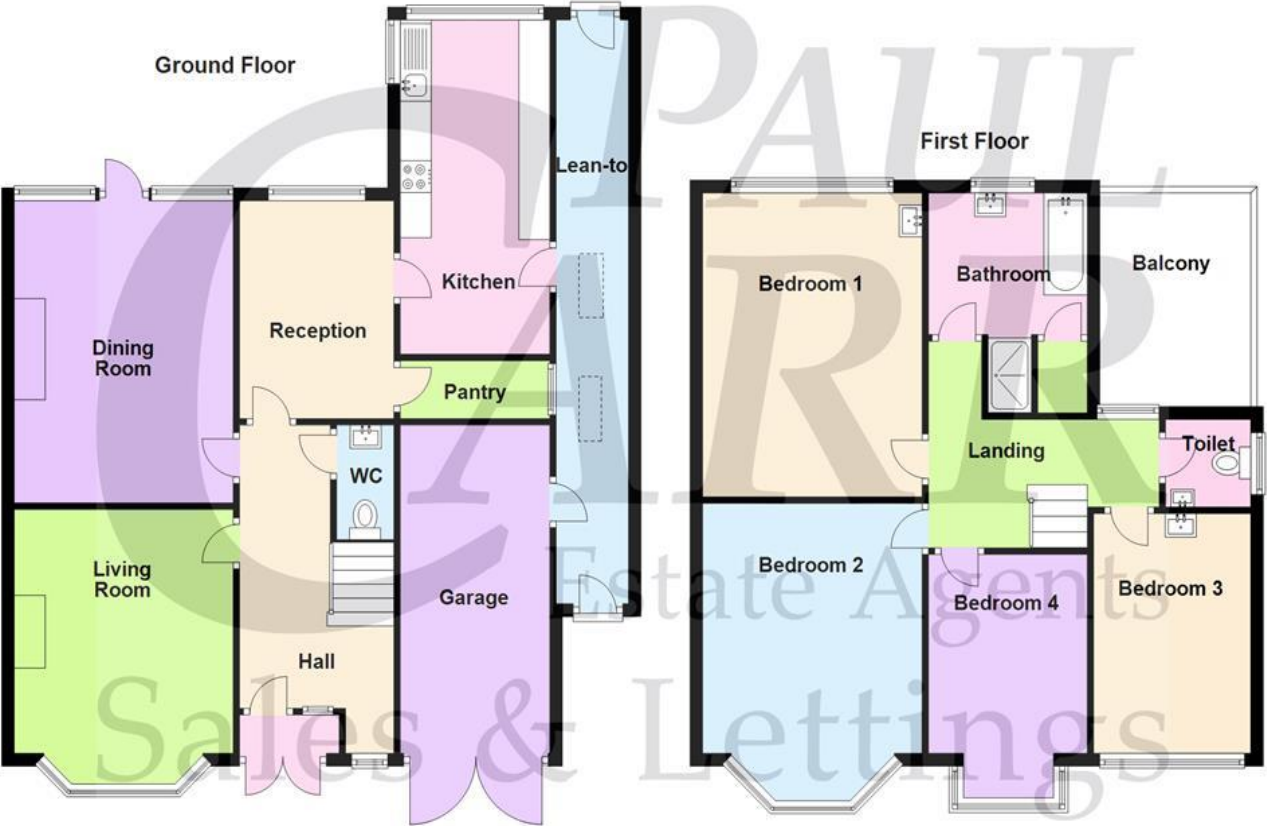
Balcony 4.53m (14'10") x 2.34m (7'8")





Floor Plan

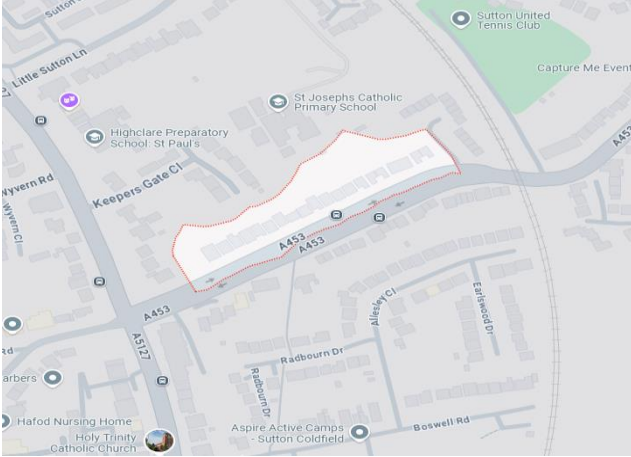
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 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: