



Dugdale Crescent, Four Oaks,
Sutton Coldfield, B75 5HA

Offers Over £325,000

Benefitting from spacious accommodation and a delightful outlook over the crescent, this three bedroom semi-detached home offers superbly presented throughout with a great sized garden and a large garage, this property is not to be missed!

The well-proportioned living room enjoys a big picture window making it a feature whilst allowing in natural light. The modern breakfast kitchen enjoys white gloss wall and base units and gives access to the triple glazed conservatory perfect to use all year round.

To the first floor, bedrooms one and three are the front and bedroom two to the rear. A modern family bathroom services all rooms. The rear garden is lovely to enjoy long summer nights. To the front, the driveway provides ample of off road parking provides access to the garage.

Dugdale Crescent occupies a popular and convenient residential location within Four Oaks. Local shops are easily accessible with comprehensive amenities including supermarkets, restaurants and bistro dining available at the nearby Mulberry Walk in Mere Green centre. Four Oaks railway station is also in Mere Green and provides commuters with a regular service to the city centres of Birmingham and Lichfield. The area is well served by schools which cater for all age groups Including Moor Hall primary school, Little Sutton primary school and Mere Green school and nursery.

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

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Living Room
6.32m (20'9") x 3.63m (11'11")

Kitchen
6.32m (20'9") x 2.59m (8'6")

Conservatory

Garage

Landing

Bedroom 1
3.68m (12'1") x 2.00m (6'7")

Bedroom 2
4.06m (13'4") max x 2.76m (9'1")

Bedroom 3
2.74m (9') max x 2.46m (8'1")

Bathroom





Floor Plan

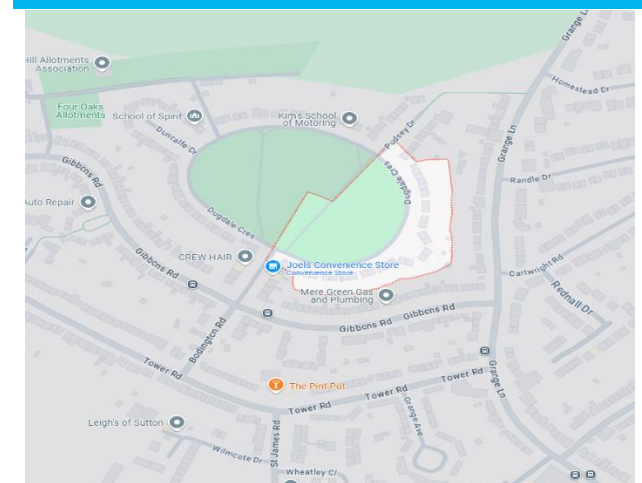
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 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: