



Tamworth Road,
Sutton Coldfield, B75 6EB

Offers Over £575,000

We are delighted to present this detached family home in a superb location, meticulously maintained by a single owner since its construction.

This four bedroomed property offers spacious accommodation throughout, bursting with natural light.

The spacious yet cosy living room to the rear provides plenty of room for relaxation, whilst the dining room at the front provides a more formal setting for entertaining.

The large and well equipped kitchen benefits from a breakfast area ideal for relaxed family dining, adjoining which is a spacious utility room.

Upstairs, the home features four well-proportioned double bedrooms, ensuring ample space for family members or guests. Two bathrooms provide convenience, not forgetting the utility of a downstairs toilet room.

The south facing mature rear garden enjoys a sunny aspect all day long, perfect for long summer nights, and a pleasure all year round. To the fore the spacious driveway provides ample off road parking and access to the garage.

Tamworth Road is approached from both Lichfield Road and 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. Regular public transport services provide ease of travel to Birmingham and Lichfield City centres. The area is well served by local schools including Moor Hall primary school and Bishop Vesey.

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

or via Fouroaks@paulcarrestateagents.co.uk



Open Porch

Hall

Living Room 6.15m (20'2") x 3.89m (12'9")

Dining Room 3.89m (12'9") x 3.28m (10'9")

Kitchen 5.05m (16'7") x 2.64m (8'8")

Breakfast Area 2.21m (7'3") x 2.16m (7'1")

Utility 2.39m (7'10") x 2.36m (7'9")

WC

Garage

Landing

Bedroom 1 3.76m (12'4") x 3.48m (11'5")

Bedroom 2 3.28m (10'9") x 3.10m (10'2")

Bedroom 3 3.43m (11'3") max x 3.13m (10'3")

Bedroom 4 3.10m (10'2") x 2.79m (9'2")

Bathroom

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		
69-80	C		78 C
55-68	D	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: