



Gleneagles Drive,
Sutton Coldfield, B75 6UN

£575,000

A fantastic opportunity for those seeking a spacious, and well-maintained family home. This is a beautifully presented detached home, offering immaculate interiors and spacious living throughout. With no upward chain, it's an ideal move-in-ready property.

The ground floor features a living room to the front, complete with a fireplace, creating a cozy yet elegant atmosphere. To the rear, a dining room opens directly onto the south-facing garden, making it perfect for entertaining or relaxing. The breakfast kitchen is well-appointed, complemented by a utility room and a downstairs WC for added convenience. A double garage provides ample storage or parking options.

Upstairs, a bright landing leads to four double bedrooms, all featuring fitted wardrobes. The bathroom is well-equipped with both a shower and a bathtub, offering flexibility for a relaxing soak or a quick refresh.

Externally, the property boasts a spacious driveway to the front, ensuring plenty of parking, while the rear garden enjoys a south-facing aspect, perfect for outdoor enjoyment.

Gleneagles Drive forms part of a desirable development located off Tamworth Road and is within close proximity of outstanding schools, local transport links and Moor Hall Golf Club.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room 5.23m (17'2") x 3.61m (11'10")

Dining Room 3.61m (11'10") x 2.77m (9'1")

Kitchen 5.46m (17'11") x 2.77m (9'1")

Utility 2.51m (8'3") x 1.85m (6'1")

WC

Double Garage

Landing

Bedroom 1 4.27m (14') x 3.61m (11'10")

Bedroom 2 3.84m (12'7") x 2.00m (6'7")

Bedroom 3 2.54m (8'4") x 2.00m (6'7")

Bedroom 4 3.79m (12'5") x 2.77m (9'1")

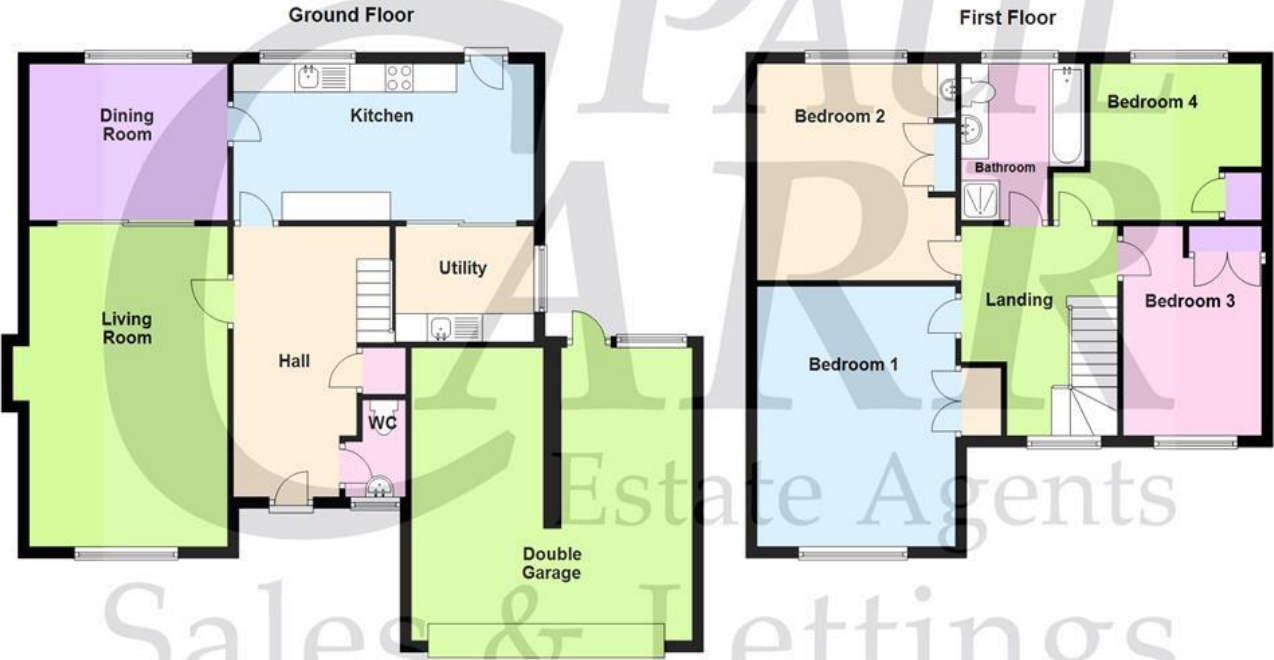
Bathroom





Floor Plan

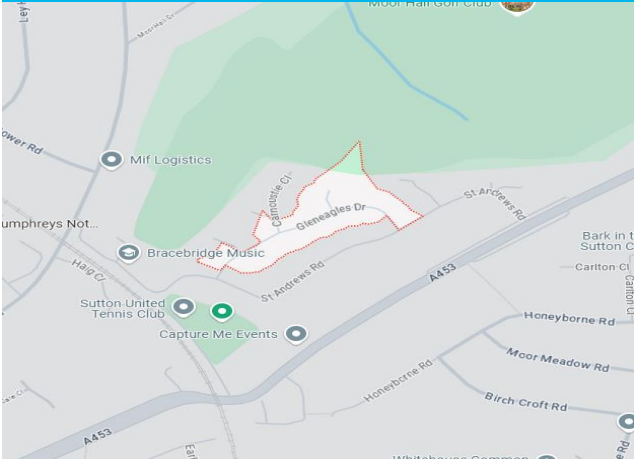
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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: