



Rowallan Road, Four Oaks,
Sutton Coldfield, B75 6RE

£315,000

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Life at Rowallan Road means enjoying comfortable, convenient single-level living in a sought-after location, within walking distance of Moor Hall Primary School.

This three-bedroom semi-detached bungalow is offered with no upward chain, making it an ideal choice for a smooth and straightforward move.

Inside, the property features a spacious living and dining area complete with a feature fireplace, perfect for both everyday living and entertaining. The well-fitted breakfast kitchen offers ample storage and workspace and provides access to the side of the home.

There are three well-proportioned bedrooms, bedroom one with fitted wardrobes and a family bathroom.

Outside, the bungalow benefits from a large rear garden, a driveway to the front, and a car port to the side, providing generous off-road parking.

Local shops are easily accessible on Little Sutton Road and Mere Green centre is close by and provides a wealth of shops, restaurants and fine bistro dining. Sutton Coldfield and Four Oaks railway stations are both nearby and provide commuters with ease of access to Birmingham and Lichfield City centres. The area is well served by schools catering for all age groups.





Property Specification

Hall

Living/Dining Room
5.69m (18'8") x 3.84m (12'7") max

Kitchen
4.70m (15'5") x 1.78m (5'10")

Inner Hallway

Bedroom 1
4.53m (14'10") max x 2.92m (9'7")

Bedroom 2
3.63m (11'11") x 2.68m (8'9")

Bedroom 3
2.62m (8'7") x 2.31m (7'7")

Bathroom

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:

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Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

