



Oak Way,
Sutton Coldfield, B76 2PG

Offers in Excess of £500,000

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Presenting a modern, well-presented three-bedroom detached family home in a sought-after location. This immaculate property features a spacious lounge, separate dining room, and a fantastic open-plan dining kitchen with a range of units and central island. Bi-fold doors lead to the landscaped rear garden, perfect for family enjoyment. Upstairs, three good-sized bedrooms include an ensuite in the master bedroom. The property is ideally situated near excellent schools and local amenities, offering convenience and comfort for a family home.





Property Specification

DETACHED FAMILY HOME
THREE BEDROOMS
SPACIOUS DRIVEWAY
FANTASTIC OPEN PLAN DINING KITCHEN
ENSUITE WITH MASTER BEDROOM

Reception Hall

Lounge 5.09m (16'8") x 3.09m (10'2")

Dining Room 2.38m (7'10") x 2.00m (6'7")

Open Plan Dining Kitchen 7.50m (24'7") x 4.87m (16') max

Landing

Bedroom 1 5.09m (16'8") x 3.20m (10'6") max

En-suite

Bedroom 2 2.86m (9'5") x 2.86m (9'5")

Bedroom 3 3.43m (11'3") x 2.13m (7')

Bathroom 2.55m (8'4") max x 1.85m (6'1")

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:

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: E
Tenure: Freehold
Other Charges:

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Map Location

