



Oak Way,
Sutton Coldfield, B76 2PG

£575,000

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Paul Carr Estate Agents are excited to bring to the market this beautiful family home located on the popular Oak Way.

The property is situated in a quiet, sought after cul de sac opposite New Hall Valley Country Park and is within close distance to local shops, amenities and schooling for all ages.

Upon entry you have an inviting hallway giving you access to a dual aspect family lounge with feature fireplace and finished in a neutral décor. The modern Kitchen/Diner has an impressive central island, an array of wall and base units, plenty of countertop space and fitted with suitable appliances. Completing the ground floor is a useful WC.

Heading upstairs to the first floor you are presented with four double bedrooms, all with built in wardrobes. The main bedroom offers an ensuite shower room with a shower cubicle, hand wash unit and WC. The family bathroom consists of a bathtub.

Externally, the home has a good sized private rear garden with a paved patio and seating area and to the fore there is a driveway complete with a large double garage, perfect for parking, storage and home gym.

Internal viewing is highly recommended to appreciate all this family home has to offer.





Property Specification

BEAUTIFUL FAMILY HOME
FOUR DOUBLE BEDROOMS
STUNNING FITTED KITCHEN
DOUBLE GARAGE
SITUATED ON A FABULOUS PLOT

Lounge 6.00m (19'8") x 3.60m (11'10")

WC 2.29m (7'6") x 0.93m (3')

Kitchen/Diner 8.30m (27'3") x 4.16m (13'8") max

Bedroom 1 3.88m (12'9") x 3.60m (11'10")

En-suite 2.50m (8'2") x 1.70m (5'7")

Bedroom 2 3.10m (10'2") x 2.75m (9')

Bedroom 3 3.60m (11'10") x 2.70m (8'10")

Bedroom 4 3.19m (10'6") x 2.00m (6'7")

Bathroom 2.10m (6'11") x 2.10m (6'11")

Double Garage 5.60m (18'4") x 5.10m (16'9")

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: 21st June 2024

Viewer's Note:

Services connected: water, gas, electric and drainage

Council tax band: F

Tenure: Freehold

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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

