



Brookhus Farm Road,
Sutton Coldfield, B76 1QP

Offers in Excess of £600,000

Sutton Coldfield

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An immaculately presented detached family home situated in a highly sought after location on the popular Oak and Ash estate.

Internal inspection reveals a welcoming reception hall, a living room with modern feature fireplace, spacious open plan fitted kitchen/dining room with breakfast bar and doors leading out to the rear garden, utility room and guest cloakroom.

Stairs lead from the reception hall to the first floor landing where there are four good sized bedrooms and a family bathroom with separate freestanding bath and shower. The master bedroom has the added benefit of an en-suite shower room.

Outside to the rear of the property there is a private enclosed landscaped garden with lawn and patio areas and to the fore there is a double garage and driveway providing ample off-road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

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





Property Specification

OAK AND ASH ESTATE
OFF ROAD PARKING
DOUBLE GARAGE
ENTRANCE HALL
DOWNSTAIRS WC

Living Room 4.22m (13'10") max x 4.05m (13'3")

Kitchen/Diner 5.89m (19'4") x 3.25m (10'8")

Utility 3.45m (11'4") x 2.39m (7'10")

WC 2.39m (7'10") x 1.02m (3'4")

Bedroom 1 4.05m (13'3") x 2.84m (9'4")

En-suite Shower Room 2.01m (6'7") x 1.83m (6'0")

Bedroom 2 2.97m (9'9") x 2.46m (8'1")

Bedroom 3 4.09m (13'5") x 2.39m (7'10")

Bedroom 4 2.72m (8'11") x 2.06m (6'9")

Bathroom 2.72m (8'11") x 2.03m (6'8")

Double Garage 4.77m (15'8") x 3.65m (12'0")



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: 8th April 2023

Viewer's Note:

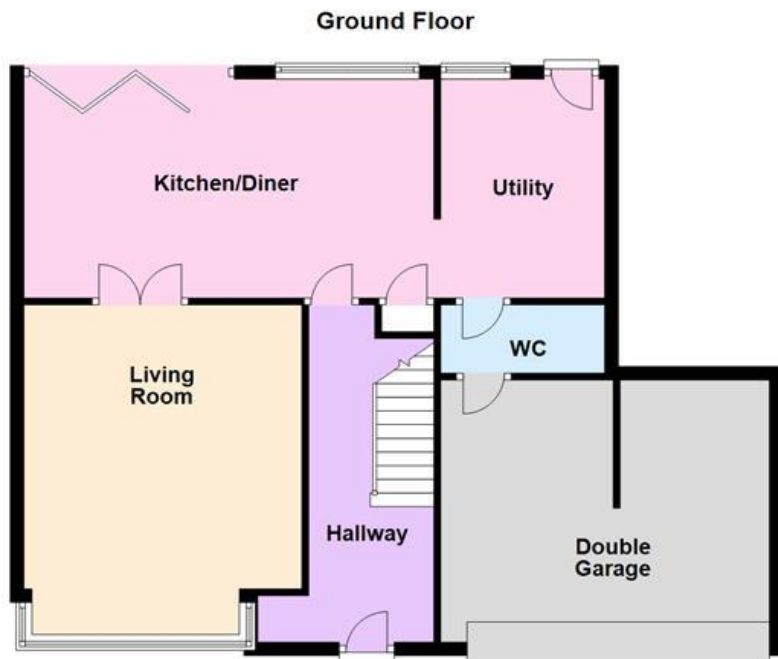
Services connected: Mains electricity, gas, water & drainage

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		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

