

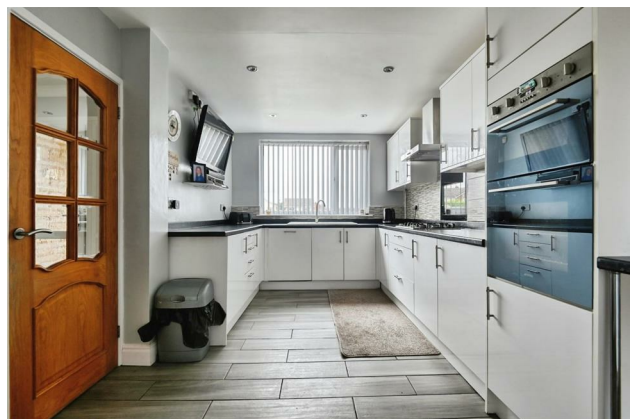
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8 Loxley Road, Sutton Coldfield, B75 5NY

£549,950

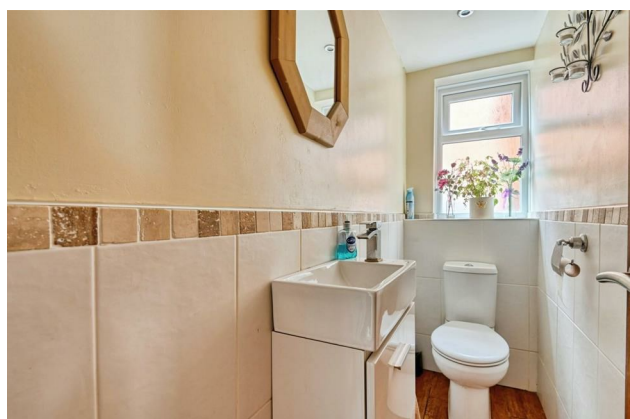
Property Images



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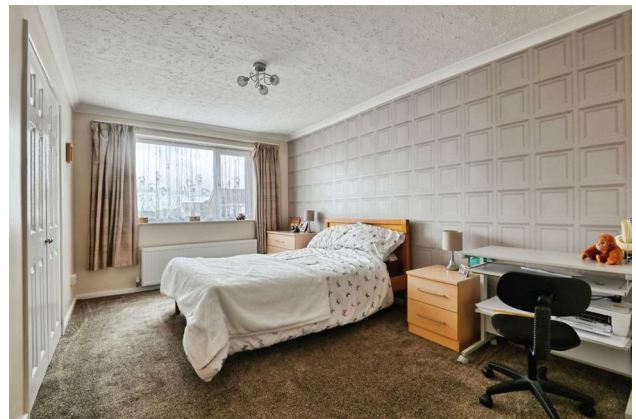
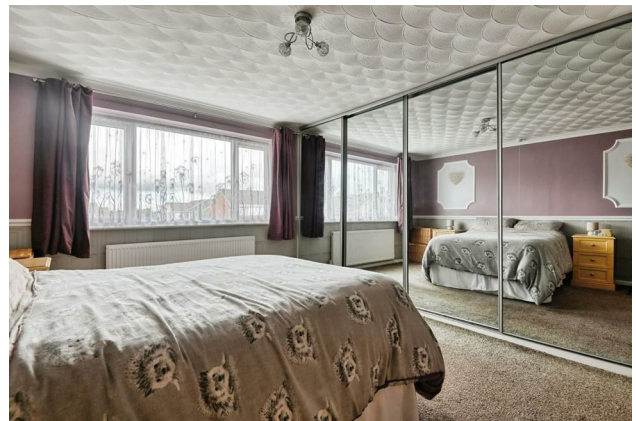
Property Images

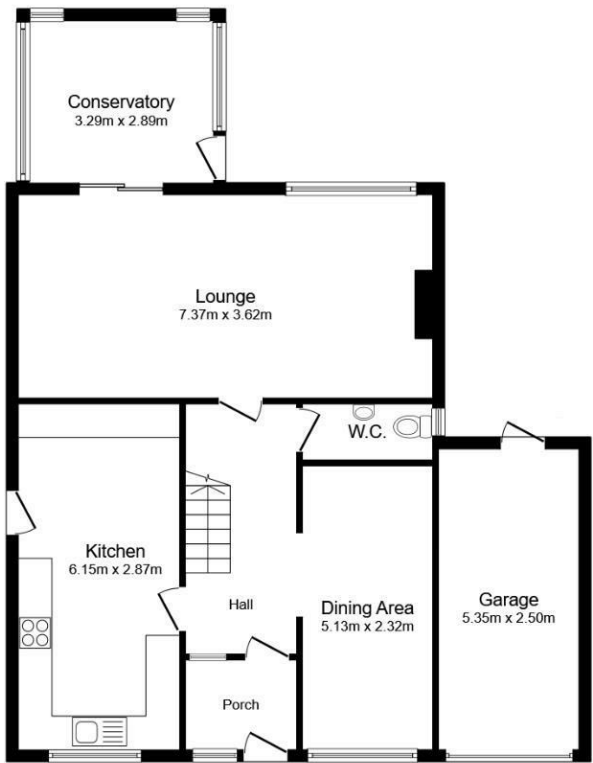


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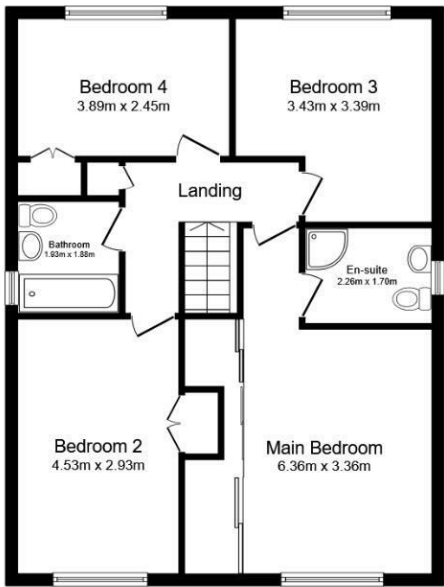
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Property Images





Ground Floor
Floor area 96.8 sq.m.




First Floor
Floor area 72.7 sq.m.

Total floor area: 169.6 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England & Wales	EU Directive 2002/91/EC 	

Map



Summary

This well presented and very spacious, considerably improved freehold detached family home is set just off Worcester Lane. Within walking distance of Little Sutton Primary School, close to Mere Green amenities and Four Oaks railway station, this superb property must be viewed to be fully appreciated. The gas centrally heated and double glazed accommodation briefly comprises;

Enclosed porch, spacious hall with arch to dining room, guests cloaks with white suite, kitchen/breakfast room having a range of refitted white faced units, built-in double oven, hob and extractor hood, microwave, fridge/freezer and dishwasher, Vaillant gas combi boiler fitted in 2025 with a ten year guarantee, living room with feature fireplace and lovely conservatory built in 2023, both with patio access.

Landing having hatch to loft and linen cupboard, four excellent double bedrooms, bedrooms one, two and three with fitted wardrobes and bedroom one with fully tiled refitted white ensuite and refitted white family bathroom.

Outside, garage with new roof in 2023, front block-edged tarmac drive providing great parking, beautiful secluded rear garden with patio, lawn, screening trees, shrubs, space for shed and gated trades access.

Features

• Spacious family detached • 4 double bedrooms • Well appointed bathroom and ensuite • 2 reception rooms • Beautiful secluded garden • Refitted kitchen/breakfast • Much sought after location • Council Tax Band F