



Hathaway Road
Sutton Coldfield, B75 5HZ

£315,000

Property Features

- Spacious three bedroom semi-detached home set over three floors
- Impressive loft conversion providing versatile additional accommodation
- Open plan living, dining and kitchen layout ideal for modern family living
- Fitted kitchen with integrated appliances
- Bright conservatory overlooking the rear garden
- Two first floor bedrooms plus dedicated study
- Contemporary family bathroom
- Landscaped tiered rear garden with seating areas
- Garage located in separate block
- Sought after cul de sac location



Full Description

A well presented and deceptively spacious three bedroom semi-detached family home, set over three well planned floors and offered with no upward chain.

Positioned within a sought after cul-de-sac in the heart of Four Oaks, this stylish property combines contemporary open plan living with versatile accommodation, including an impressive loft conversion and landscaped rear garden.

THE FORE

The frontage presents an attractive and well maintained exterior with a neat lawn and pathway leading to the entrance porch. The property enjoys a pleasant residential setting, with a garage located in a separate block adjacent to the house, providing convenient additional storage and parking.

GROUND FLOOR

The ground floor is designed with modern family living in mind, featuring a spacious open plan living, dining and kitchen area that flows seamlessly to the rear. The living room centres around a striking feature slate stone fireplace, creating a stylish focal point, while the dining space sits comfortably alongside a well appointed kitchen fitted with integrated appliances. The layout offers an ideal environment for entertaining and everyday living alike. To the rear, a generous conservatory provides further reception space, flooded with natural light and enjoying views across the garden.

LIVING ROOM

13' 10" x 13' 00" (4.22m x 3.96m)

KITCHEN / DINING AREA

14' 1" x 11' 0" (4.29m x 3.35m)



CONSERVATORY

12' 0" x 12' 1" (3.66m x 3.68m)

FIRST FLOOR

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To the first floor there are two well proportioned bedrooms, a dedicated study and a contemporary family bathroom.

Bedrooms one and two benefit from fitted wardrobes, while the study offers an ideal space for home working, a nursery or hobby room. The bathroom is stylishly appointed, serving the floor with a clean and modern finish.

The second floor reveals an impressive loft conversion, creating a fantastic principal bedroom or highly versatile additional living space. This bright and spacious room is ideal for an independent teenager, guest accommodation or a dedicated home office, adding further flexibility to the home's already generous layout.

BEDROOM ONE

17' 1" x 14' 1" (5.21m x 4.29m)

BEDROOM TWO

13' 1" x 8' 1" (3.99m x 2.46m)

BEDROOM THREE

9' 1" x 6' 1" (2.77m x 1.85m)

STUDY

10' 1" x 5' 11" (3.07m x 1.8m)

THE REAR

Externally, the rear garden has been thoughtfully landscaped with tiered levels, maximising the available space and providing distinct areas for seating and outdoor enjoyment. The design offers both practicality and privacy, making it well suited to families and those who enjoy entertaining outdoors.

GARAGE

The garage is set within a block of other residential garages and is located within the cul-de-sac.

LOCATION

Located on a popular cul de sac off Hill Village Road, the property is conveniently positioned for local amenities including Mulberry Walk, well regarded schools for all ages,



parks and excellent transport links. This is a superb opportunity to acquire a spacious and beautifully maintained family home in one of Four Oaks' most desirable residential settings.

ANTI MONEY LAUNDERING

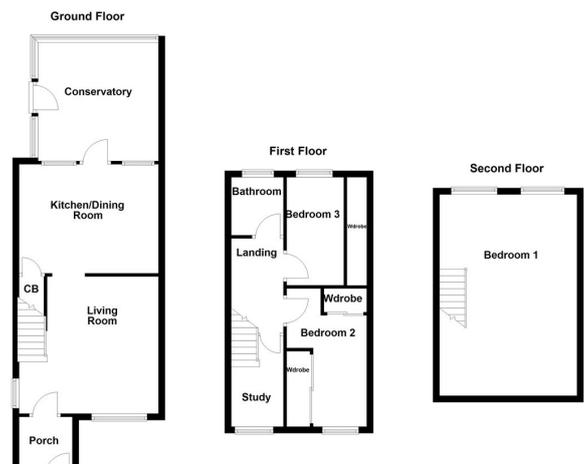
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



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