



8 Kensington Drive, Sutton Coldfield, B74 4UD

Offers over £600,000

Situated in the popular Four Oaks area of Sutton Coldfield, this well-proportioned four bedroom detached family home offers excellent accommodation throughout and is offered for sale with no onward chain.

The property briefly comprises two reception rooms, kitchen and a convenient downstairs WC. To the first floor are four bedrooms, including a generous master bedroom with en-suite, while a further bedroom benefits from a Jack and Jill en-suite. Externally, the property boasts a garage, driveway providing off-road parking and a private rear garden, making it an ideal home for families.

Approach

Via block paved driveway with off road parking, area laid to lawn.



Porch

Double glazed doors and windows to front and spot lights to ceiling.

Hallway

Door to front, storage cupboard, stairs to first floor accommodation, under stairs storage cupboard, radiator and spot lights to ceiling.



Kitchen

9'7 x 19'4 (2.92m x 5.89m)

Double glazed window to front and side, double glazed door to side, wall base and drawer units, sink with mixer tap, integrated microwave, cooker, 5 ring gas hob with extractor over, integrated wine cooler and dishwasher, under cupboard lights, radiator and spot lights to ceiling.



Utility

6'03 x 6'1 (1.91m x 1.85m)

Wall and base units, sink with mixer tap, soak for white goods and spot lights to ceiling.



Downstairs W/C

Low level W/C, hand wash basin, radiator and spot lights to ceiling.



Dining Room

15'6 x 12'4 (4.72m x 3.76m)

Double glazed French doors to rear, radiator and ceiling light point.



Lounge

11'7 x 18'2 (3.53m x 5.54m)

Two double glazed windows to rear, brick built feature fireplace, two radiators and two ceiling light points.



Landing

Loft access, radiator and ceiling light point.



Bedroom One

11'9 x 8'7 plus recess (3.58m x 2.62m plus recess)
Double glazed window to front, radiator and ceiling light point.



Dressing Area

11'9 x 5'9 to wardrobes (3.58m x 1.75m to wardrobes)
Double glazed window to front, built in wardrobes, radiator and spot lights to ceiling.



Ensuite

Double glazed obscured window to side, low level W/C, shower cubicle, radiator and spot lights to ceiling.



Bedroom Two

17'4 x 12'4 (5.28m x 3.76m)
Double glazed window to front, built in wardrobes and spot lights to ceiling.



Jack and Jill Bathroom

Double glazed obscured window to rear, low level W/C, corner panelled bath, shower cubicle, pedestal hand wash basin, radiator and spot lights to ceiling.



Bedroom Three

11'8 x 9'7 (3.56m x 2.92m)
Double glazed window to rear, storage cupboard concealing water tank, radiator and ceiling light point.



Bedroom Four

8'1 x 8'7 (2.46m x 2.62m)
Double glazed window to rear, radiator and ceiling light point.



Rear Garden

Block paved patio area, paved patio area, area laid to lawn and enclosed to neighbouring boundaries.



Garage

18'04 x 12'8 (5.59m x 3.86m)
Electric door to front, ceiling light point, wall mounted central heating boiler.



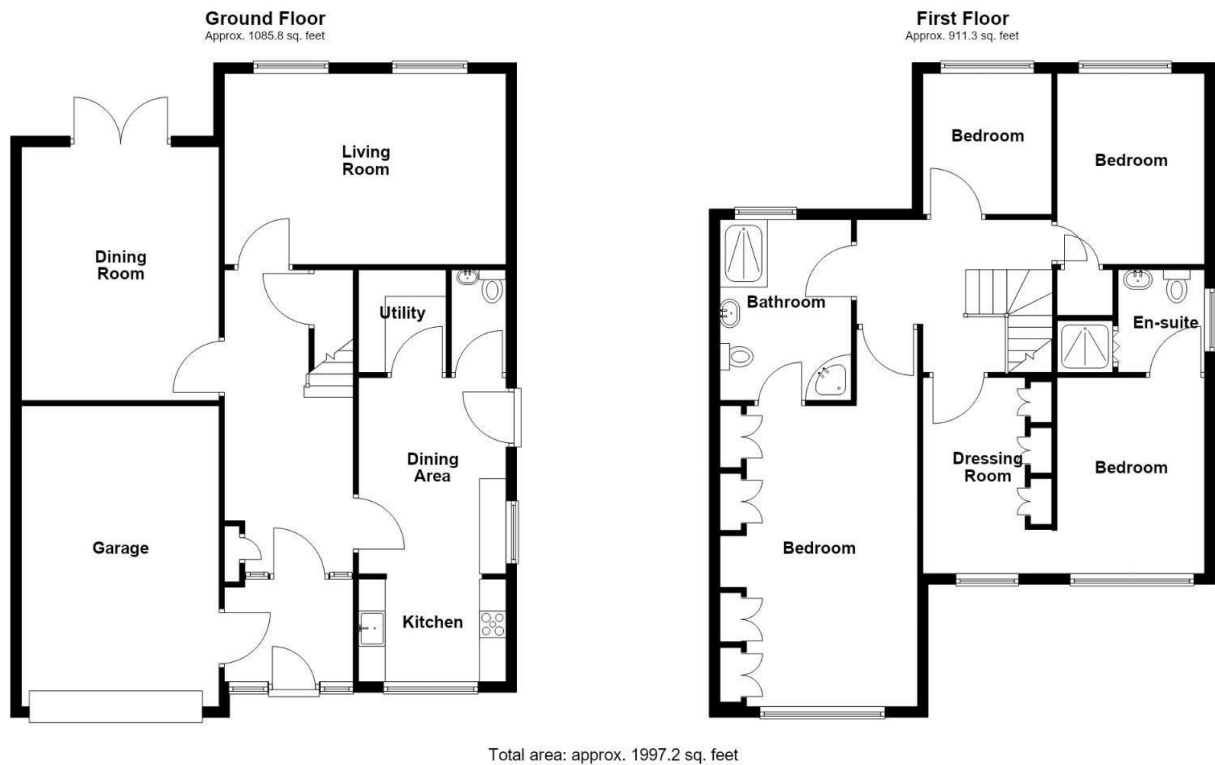
Further Information

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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: F
EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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