



**219 DOWER ROAD, FOUR OAKS, SUTTON COLDFIELD B75 6SU**

## OFFERS AROUND — £775,000

This imposing attractive traditional freehold detached family home is set in a prime sought after central location, close to all expected amenities including the cross city rail line at Four Oaks station. The property is set upon a generous mature plot having substantial private rear garden and is complimented further by the provision of gas central heating and pvc double glazing (both where specified).

Within Mere Green you will find a host of facilities and amenities including restaurants, shops and cafes, additionally, Four Oaks offers well regarded schooling. To fully appreciate this well presented spacious home, we highly recommend internal inspection. Briefly comprising:- Welcoming reception hall having well appointed guest cloakroom/WC off, there is a spacious through lounge, separate optional dining/day room, a study/play room, together with a fitted breakfast kitchen having integrated appliances. A niche tread stairway gives access to a bright light first floor landing which in turn leads to the property's four bedrooms, three of which have a range of fitted wardrobes. A well appointed family bathroom is complimented further by an additional separate shower room. Set to the side there is a tandem garage with additional large laundry area.

Set back from the roadway behind a block paved in/out driveway, access is gained to the property via a multi locking front door having double glazed insets, opening to:-

**WELCOMING RECEPTION HALL:** Double radiator, cloaks/storage cupboard.

**GUEST CLOAKROOM/WC:** Pvc double glazed obscure window to side, white low flushing wc having matching wall hung wash hand basin, tiled splashbacks and floor, tall contemporary radiator.

**SPACIOUS THROUGH LOUNGE:** 23'6" max, 22' min x 12' Pvc double glazed bay window to front, three double radiators, further double glazed window to rear, twin doors open to:-



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**DINING ROOM:** 11'9" x 10'10" Pvc double glazed windows to rear with central double glazed double French doors opening to garden, double radiator.

**STUDY/PLAY ROOM:** 9'6" x 8'6" max, 7'3" min Double glazed bay window to front, radiator.

**FITTED BREAKFAST KITCHEN:** 15'10" x 9'6" Pvc double glazed window to rear, one and a half bowl sink unit having double base unit beneath with 'Quooker' boiling, chilled and carbonated water tap, there are a further range of fitted units to both base and wall level including drawers, integrated dishwasher, fitted stainless steel oven having separate grill in turn with matching gas hob over together with extractor canopy. Full space breakfast bar area, complementary roll edged work surfaces having tiled splashbacks, door to:-

**SIDE PASSAGEWAY:** Doors to front, and door to:-

**LAUNDRY ROOM:** 11'6" x 11'6" Window and door to rear garden, single drainer sink unit with base unit beneath, space for washing machine, dryer and fridge freezer, opening to garage.

**RETURN STAIRS TO LANDING:** Pvc double glazed window to front, radiator, linen cupboard.

**BEDROOM ONE:** 16' x 12' max, 10' min Pvc triple glazed window to rear, four double fitted wardrobes, double radiator.

**BEDROOM TWO:** 12'9" max, 10'9" min x 11'9" Pvc triple glazed window to rear, double radiator, three double fitted wardrobes, together with two double storage cupboards, fitted dressing table with drawer units and fitted desk with further drawers, storage/ display shelving.

**BEDROOM THREE:** 12'10" max, 11'6" x 9'7" max Pvc triple glazed window to rear, two double and two single fitted wardrobes with fitted together with having fitted wall units and dressing table/desk, further drawer units, display/storage shelving, radiator, wood laminate flooring.



**TENURE:** We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





**BEDROOM FOUR:** 12' x 6' Pvc double glazed window to front, double radiator.

**FAMILY BATHROOM:** Pvc double glazed obscure window to front, matching white suite comprising bath, vanity wash hand basin having base unit beneath, low flushing wc. Chrome ladder style radiator, large fitted mirror, tiling to wall.

**SEPARATE SHOWER ROOM:** Pvc double glazed obscure window to rear, white shower cubicle with glazed splash screen and tiled splashbacks, vanity wall hand basin having base unit beneath, ladder style radiator.

**SIDE TANDEM GARAGE:** 20'7" x 8'4" (please check these measurements for the suitability of your own vehicle) Window to side.

**OUTSIDE:** Wide paved patio area to a substantial mainly lawned rear garden, flanked by shaped borders having an abundance of mature shrubs, bushes and trees.

**Condition of purchase :** A purchase fee of 1% inclusive of VAT, of the selling price, is payable by the purchaser and will be a condition of the sale contract. Upon completion the purchase fee is to be transferred with completion monies to the seller's lawyers. This purchase fee, is to be transferred to the estate agents electronically by the seller's lawyers prior to keys being released.



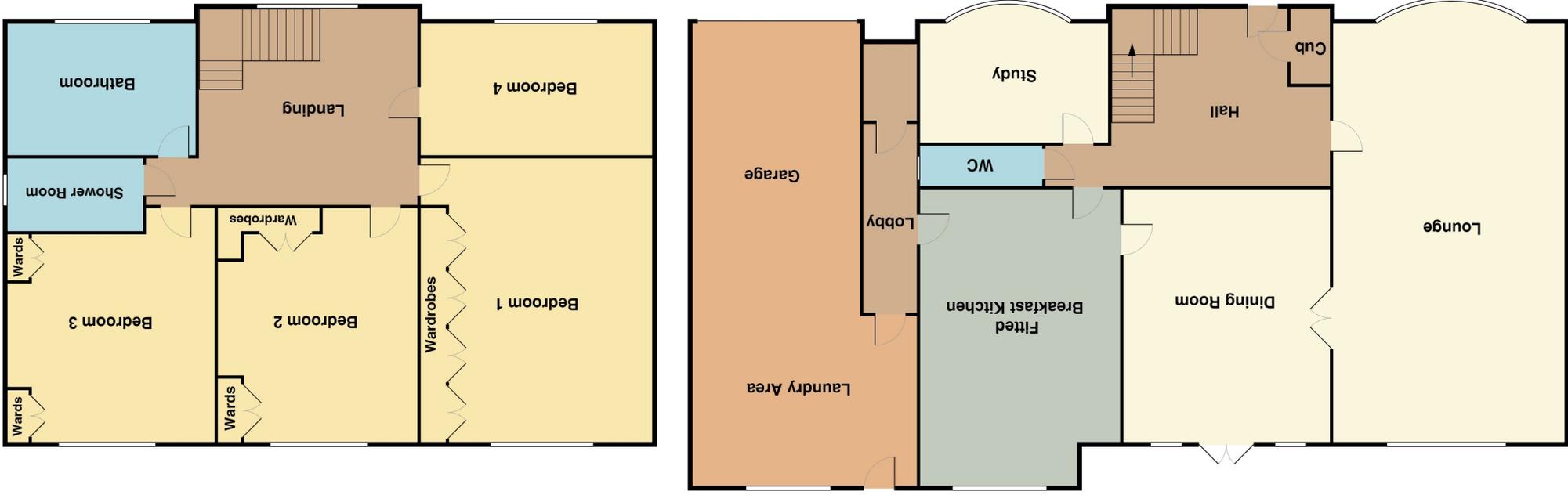
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Council Tax Band: F



Dower Road, Four Oaks



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.