



Dower Road, Sutton Coldfield, B75 6SZ

Offers Over £500,000

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Wow, wow, wow! This is one of those homes that instantly puts a smile on your face. Bursting with character, packed with personality and with a few brilliant surprises along the way, this is definitely not your average three-bedroom home!

To the rear is the show-stopping kitchen, creating a fantastic heart of the home, complemented by separate living and dining rooms. To the front, there is an impressive cinema room, while a separate office provides the perfect space for working from home. The ground floor also benefits from a downstairs bathroom which would benefit from an 'en suite' & sink / mini kitchen that would provide independence for younger or elderly family member and a useful utility room to the side.

Upstairs, you'll find three good-sized bedrooms together with a family bathroom.

Outside, the garden has another fantastic feature - a dedicated games room, ideal for entertaining, relaxing or creating a brilliant space for all the family.

With all the amenities of Mulberry Walk in Mere Green, just a short walk away and offering a superb range of Supermarkets, shops, bars, restaurants and boutiques. Nearby Four Oaks Train Station also has direct links into Birmingham & Lichfield City centres. Not to mention many well reputed schools for children of all ages nearby.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737 or via Fouroaks@paulcarrestateagents.co.uk

Property Specification

NO UPWARD CHAIN
Full of character and stylish throughout
Beautiful Kitchen
Living/Dining Room
Cinema Room

Viewing Notes

Services connected: Gas, Water, Electric and Drainage
Council tax band: D
Tenure: Freehold
Ground Rent: N/A
Service Charge: N/A
Restrictions: N/A
Other Charges: N/A





Hall

Living Room

3.51m (11'6") x 3.10m (10'2")

Dining Room

3.94m (12'11") x 2.34m (7'8")

Kitchen

6.81m (22'4") x 3.38m (11'1")

Cinema Room

4.39m (14' 5") x 3.73m (12' 3")

Study

2.57m (8'5") x 2.08m (6'10")

Bathroom

2.57m (8'5") x 2.08m (6'10")

Utility

2.89m (9'6") x 1.35m (4'5")

Landing

Bedroom 1

6.64m (21'9") max x 4.72m (15'6")

Bedroom 2

4.50m (14'9") x 3.53m (11'7")

Bedroom 3

2.91m (9'6") x 2.00m (6'7")

Bathroom

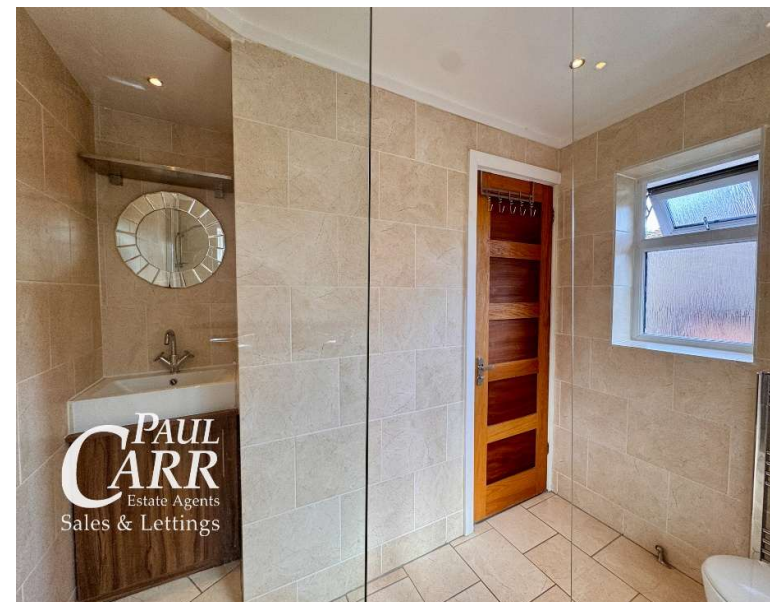
2.54m (8'4") x 1.63m (5'4")

Games room

6.35m (20'10") x 4.45m (14'7")











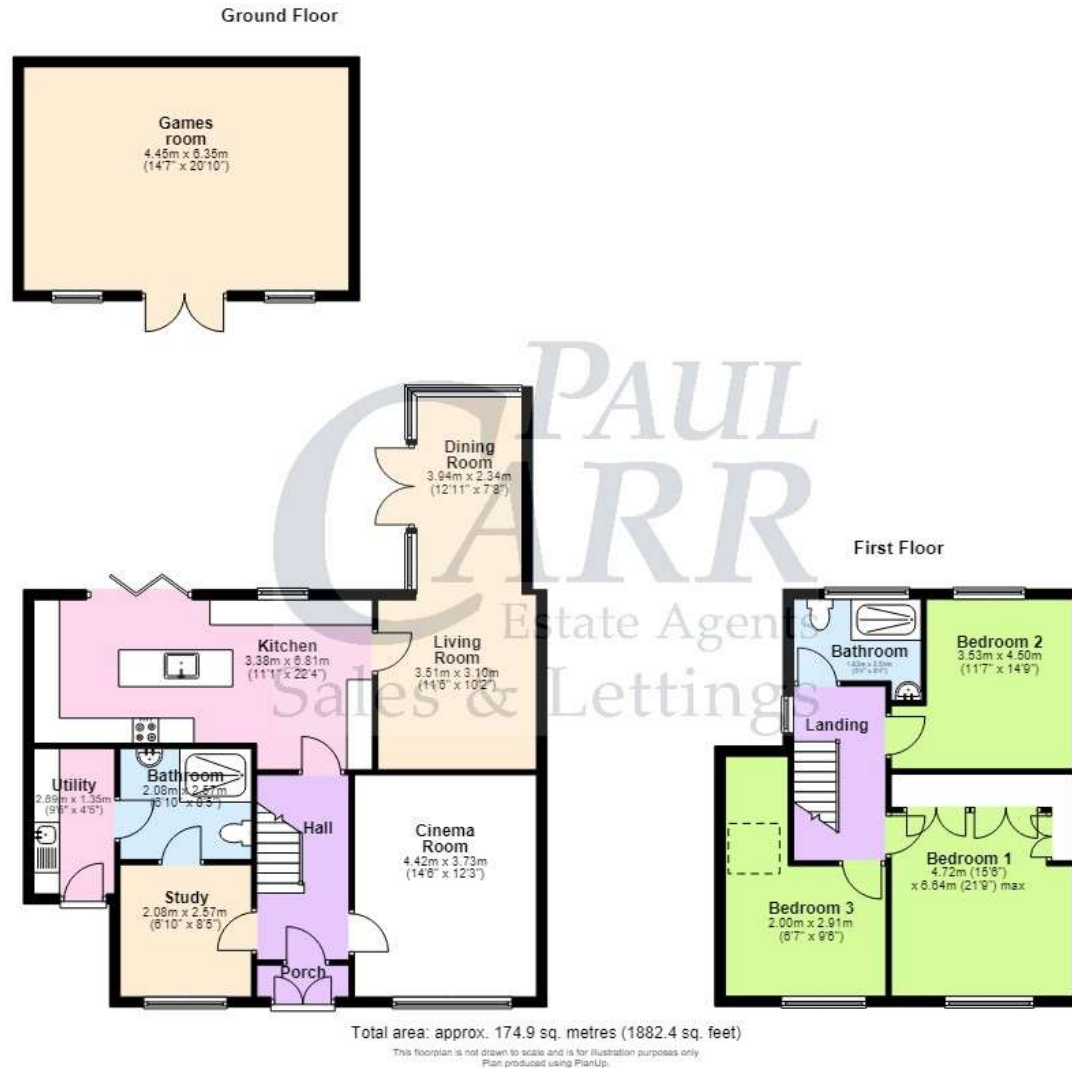
Agent's Notes:

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

