



Dower Road,
Sutton Coldfield, B75 6UA

Offers Over £530,000

Property Features

- Substantial four bedroom semi detached family home
- Spacious living room with feature bay window and log burner
- Open plan kitchen and dining room with French doors to the garden
- Additional snug providing a cosy second reception space
- Separate office ideal for home working
- Utility room, Cloakroom and ground floor WC
- Four well proportioned bedrooms to the first floor
- Two bedrooms benefitting from Juliet balconies
- Generous rear garden with patio, lawn and detached outbuilding
- The property is within the catchment area of The Arthur Terry School

Full Description

A substantial and versatile four bedroom semi detached home offering generous living accommodation across two floors. With multiple reception rooms, a spacious kitchen dining area and a large rear garden, this property is perfectly suited to growing families seeking both space and flexibility. The property is also ideally positioned within the catchment area for the popular The Arthur Terry School adding further appeal for families.

THE FORE

The property is set back from the road with a neat front lawn and pathway leading to the entrance porch. The attractive frontage and bay window create a welcoming first impression. A driveway to this property sits to the right.

GROUND FLOOR

The entrance porch opens into a central hallway with stairs rising to the first floor. To the front is a bright and spacious living room featuring a bay window and log burner, creating a warm and inviting atmosphere. There is a separate snug offering a cosy retreat, along with a dedicated office which is ideal for working from home. To the rear of the property is a generous open plan kitchen and dining room fitted with a range of wall and base units, ample work surface space and French doors opening onto the garden. A separate utility room, cloakroom and ground floor WC add further practicality.

LIVING ROOM

17' 9" x 10' 8" (5.41m x 3.25m)

CLOAKROOM

5' 3" x 3' 6" (1.6m x 1.07m)



UTILITY ROOM

5' 9" x 5' 3" (1.75m x 1.6m)

WC

4' 7" x 2' 7" (1.4m x 0.79m)

OFFICE

9' 8" x 7' 1" (2.95m x 2.16m)

KITCHEN/DINER

14' 7" x 12' 6" (4.44m x 3.81m)

SNUG

14' 6" x 10' 3" (4.42m x 3.12m)

FIRST FLOOR

The first floor comprises four well proportioned bedrooms arranged around a central landing. Two of the bedrooms benefit from Juliet balconies. A modern family bathroom serves all bedrooms and is fitted with a contemporary suite.

BEDROOM ONE

12' 1" x 9' 7" (3.68m x 2.92m)

BEDROOM TWO

15' 1" x 7' 9" (4.6m x 2.36m)

BEDROOM THREE

10' 9" x 10' 2" (3.28m x 3.1m)

BEDROOM FOUR

10' 4" x 10' 3" (3.15m x 3.12m)

BATHROOM

9' 8" x 5' 4" (2.95m x 1.63m)

THE REAR

The rear garden is generous in size and enjoys a combination of patio seating areas and lawn, making it ideal for relaxing and entertaining. There is also a detached outbuilding offering useful storage or potential for a workshop or hobby space.

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.

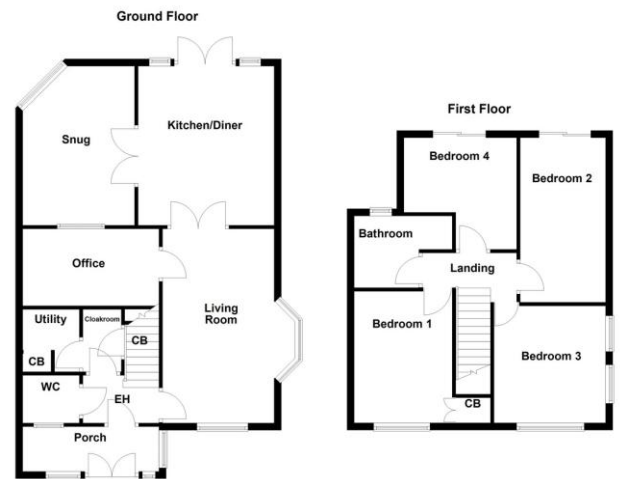


TENURE

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements