



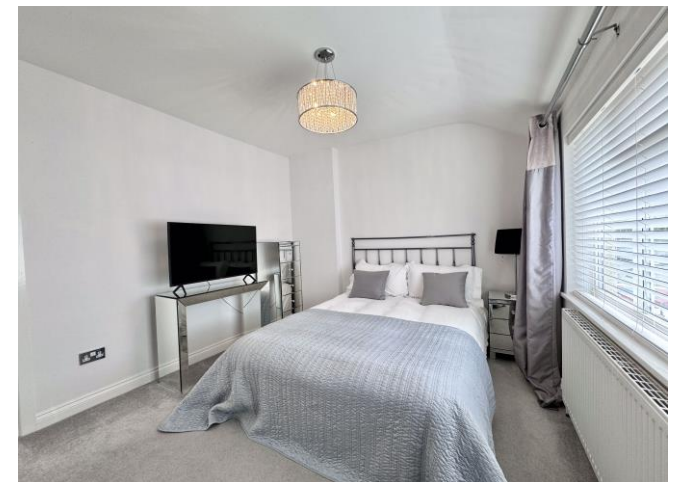
Tower Road,
Sutton Coldfield, B75 5EA

Offers in the Region Of £280,000

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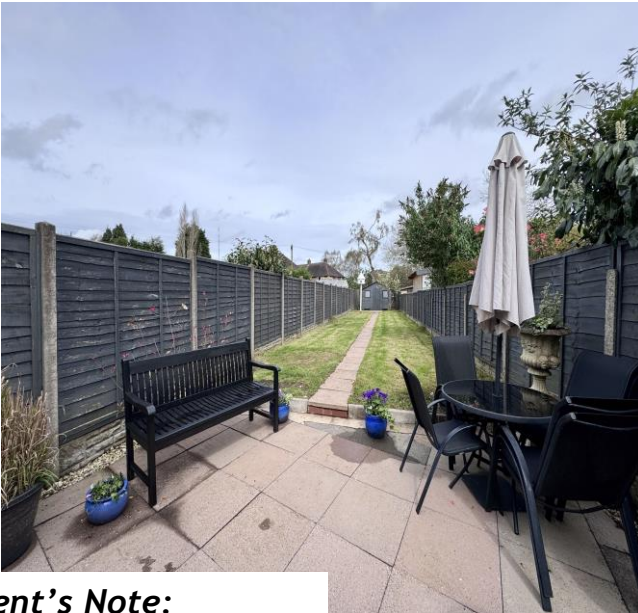
This modern home epitomizes immaculate perfection in every aspect, boasting sleek and contemporary design elements throughout. The well-proportioned living room offers a stylish retreat for relaxation and entertainment, with ample room for comfortable seating arrangements and modern furnishings. The kitchen features sleek countertops and a convenient breakfast table for casual dining. Adjacent, the utility room provides practical space for laundry and storage needs. Two bedrooms provide peaceful sanctuaries, each tastefully appointed and one with fitted wardrobes. The fully tiled bathroom, equipped with modern fixtures and finishes completes the accommodation. Outside, a long rear garden beckons with manicured landscaping and ample space for outdoor enjoyment and leisure activities. At the front, a private drive offers convenient parking for residents and guests alike, completing the perfect blend of style, comfort, and functionality. Tower Road, a highly sought-after location within Four Oaks. Mulberry Walk in Mere Green provides a comprehensive range of amenities including shops, supermarkets, pubs and bistro dining. The area is well served by well regarded schools and regular public transport services provides access to Sutton Coldfield and Birmingham. Four Oaks train station is nearby and provides commuters with ease of access to Birmingham and Lichfield city centres.





Property Specification

TRADITIONAL SEMI DETACHED HOME
IMMACULATE AND MODERN THROUGHOUT
WELL PROPORTIONED LIVING ROOM
BREAKFAST KITCHEN
TWO BEDROOMS



Hall

Living Room 3.66m (12') x 3.38m (11'1")

Kitchen 4.57m (15') x 2.16m (7'1")

Inner Hallway

Utility 1.55m (5'1") x 1.55m (5'1")

Landing

Bedroom 1 3.66m (12') x 3.05m (10')

Bedroom 2 2.77m (9'1") x 2.16m (7'1")

Bathroom

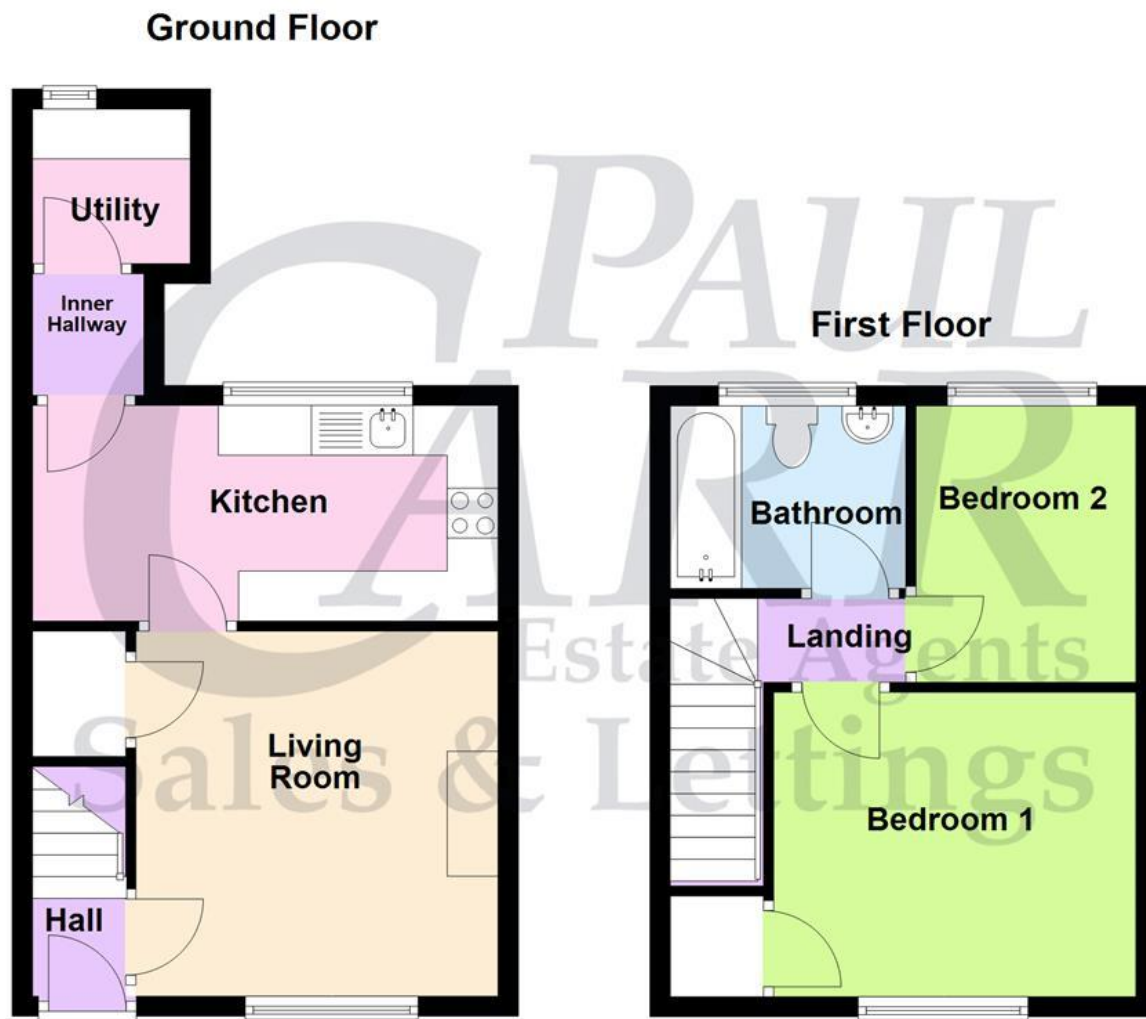
Agent's Note:

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: 9th April 2024

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		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

