



Bishops Road,
Sutton Coldfield, B73 6HX

£540,000

Sutton Coldfield

£540,000



This superbly located modern style detached home occupies an enviable location nestled on this sought-after residential road set close to Sutton Coldfield town centre within close proximity of many desirable schools, shops and transport links.

The ground floor accommodation includes a generous lounge, separate dining room, breakfast kitchen, utility and guest cloakroom whilst to the first floor there are four well proportioned bedrooms, the master having an en-suite shower room, and a re-fitted family shower room.

Outside the property sits behind a fore-garden and drive which provides off road parking for vehicles, garage access and has a secure gate to the rear garden which is mainly laid to lawn with a patio area.

- SUPERBLY LOCATED MODERN STYLE DETACHED HOME
- FOUR WELL PROPORTIONED BEDROOMS
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- RE-FITTED FAMILY SHOWER ROOM
- GENEROUS LOUNGE
- SEPARATE DINING ROOM
- BREAKFAST KITCHEN WITH UTILITY OFF
- GUEST CLOAKROOM
- CLOSE PROXIMITY TO TOWN CENTRE, DESIRABLE SCHOOLS AND TRANSPORT LINKS





Property Specification

SUPERBLY LOCATED MODERN STYLE DETACHED HOME

The property briefly comprises:

Kitchen 3.84m (12'7") x 2.74m (9')

Utility 1.86m (6'1") x 1.80m (5'11")

WC 7' 7" x 5' 11" (2.31m (7'7") x 1.80m (5'11"))

Dining Room 4.45m (14'7") x 2.77m (9'1")

Lounge 4.45m (14'7") x 4.01m (13'2")

Bedroom 4.42m (14'6") max x 3.28m (10'9")

Bedroom 3.96m (13') x 2.64m (8'8")

Bedroom 4.04m (13'3") x 2.08m (6'10")

Bedroom 3.96m (13') x 3.30m (10'10")

Shower Room 2.18m (7'2") x 1.93m (6'4")

En-suite Bathroom 2.64m (8'8") x 1.47m (4'10")

Garage 4.82m (15'10") x 4.54m (14'11")

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: 5th July 2022

Viewer's Note:

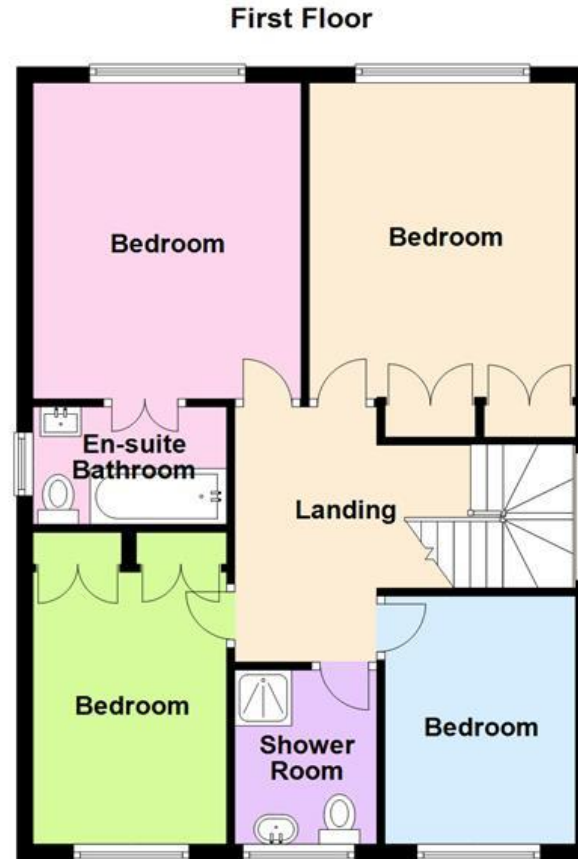
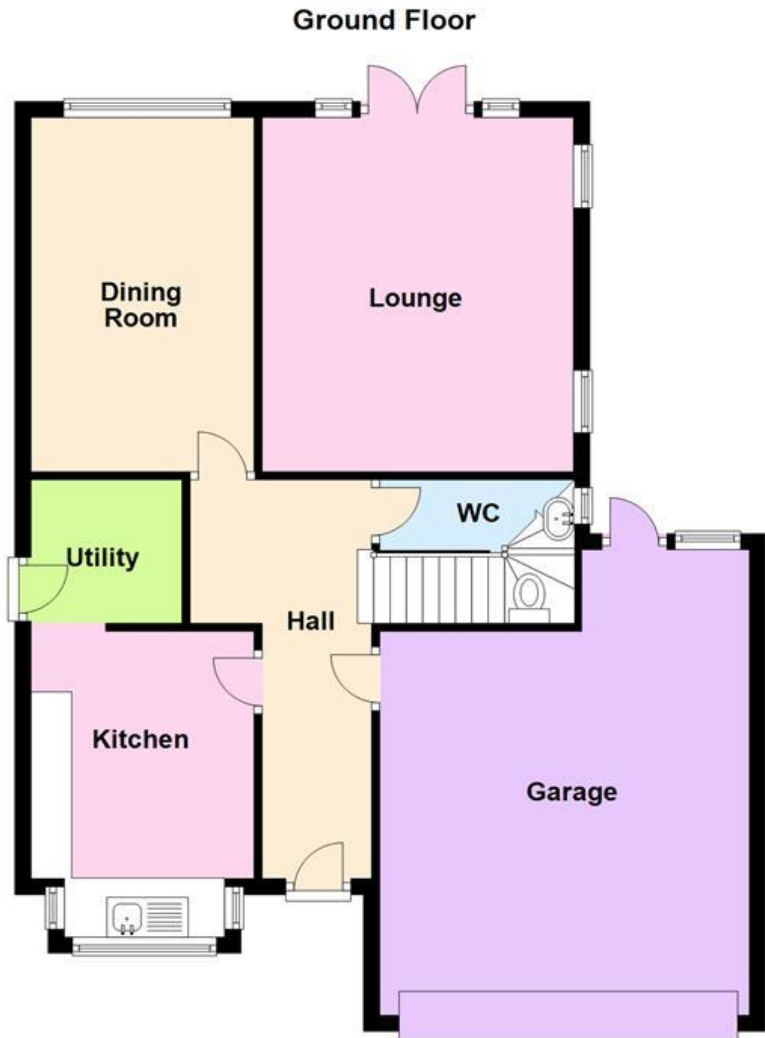
Services connected: Mains electricity, gas, water & drainage

Council tax band: F

Tenure: Freehold

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

Map Location

