



Newton
Fallowell

Bishops Way, Four Oaks

Sutton Coldfield, B74 4XS

Asking Price £465,000



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UNEXPECTEDLY BACK ON THE MARKET Welcome to this impressive 3-bedroom detached family home located within the sought-after residential area of Bishops Way, Sutton Coldfield. This home is ideally situated in a quiet and friendly neighbourhood with excellent schools, park and Mere Green shopping centre just a short drive away. With its superb location, excellent transport links and outstanding features, this property is a perfect family home.

The ground floor features an attractive living room, open-plan fitted kitchen and dining room. The kitchen leads to a utility room and provides access to the beautiful back garden, ideal for summer barbecues and outdoor activities. In addition, a conservatory from the dining room area offers ample natural light from a south facing garden.

Upstairs, you'll find three bedrooms with the Master bedroom having built in wardrobes and a contemporary family bathroom. An additional W/C is located on the ground floor for guests' convenience. The property benefits with off-road parking for up to 2 cars and a single garage. EPC: C

This detached property is one not to be missed. Book a viewing today!

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

LOUNGE

10'6" x 13'7" (3.20m x 4.14m)

KITCHEN DINER

19'11 x 9'0" (6.07m x 2.74m)

UTILITY

4'11" x 9'4" (1.50m x 2.85m)

FAMILY ROOM

7'11" x 8'10" (2.41m x 2.69m)

W/C

GARAGE

7'9" x 17'2" (2.36m x 5.23m)

MASTER BEDROOM

10'7" x 10'2" (3.23m x 3.10m)

BEDROOM 2

10'1" x 11'0" (3.07m x 3.35m)

BEDROOM 3

6'8" x 7'5" (2.04 x 2.27)

BATHROOM

6'3" x 5'4" (1.91m x 1.63m)

REAR GARDEN

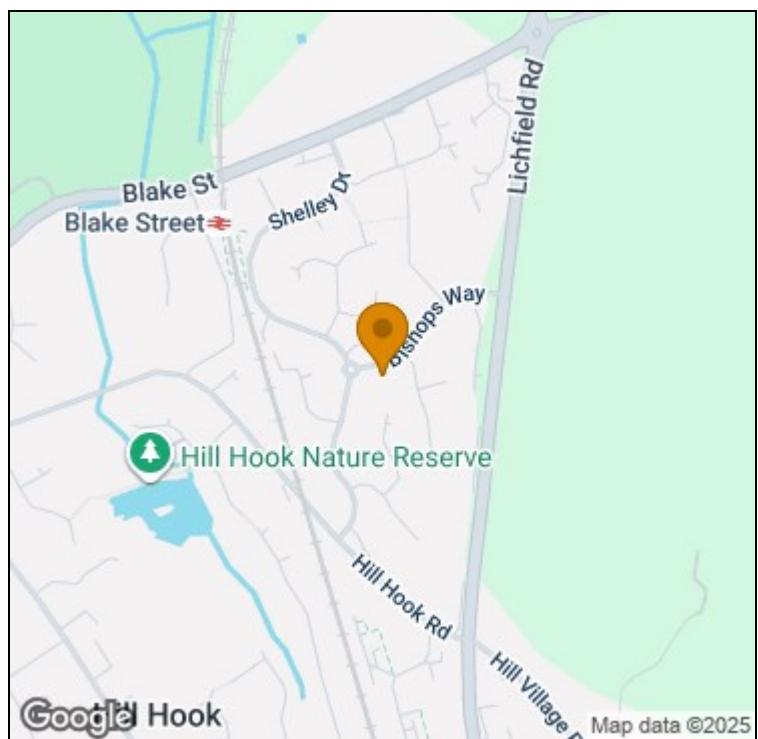
DRIVEWAY



 NEWTON

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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