



Bishops Way, Four Oaks
Sutton Coldfield, B74 4XS

 **NEWTON
FALLOWELL**

Bishops Way, Four Oaks Sutton Coldfield, B74 4XS £495,500 Freehold

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 neighborhood with excellent schools, park and Mere Green shopping center 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.

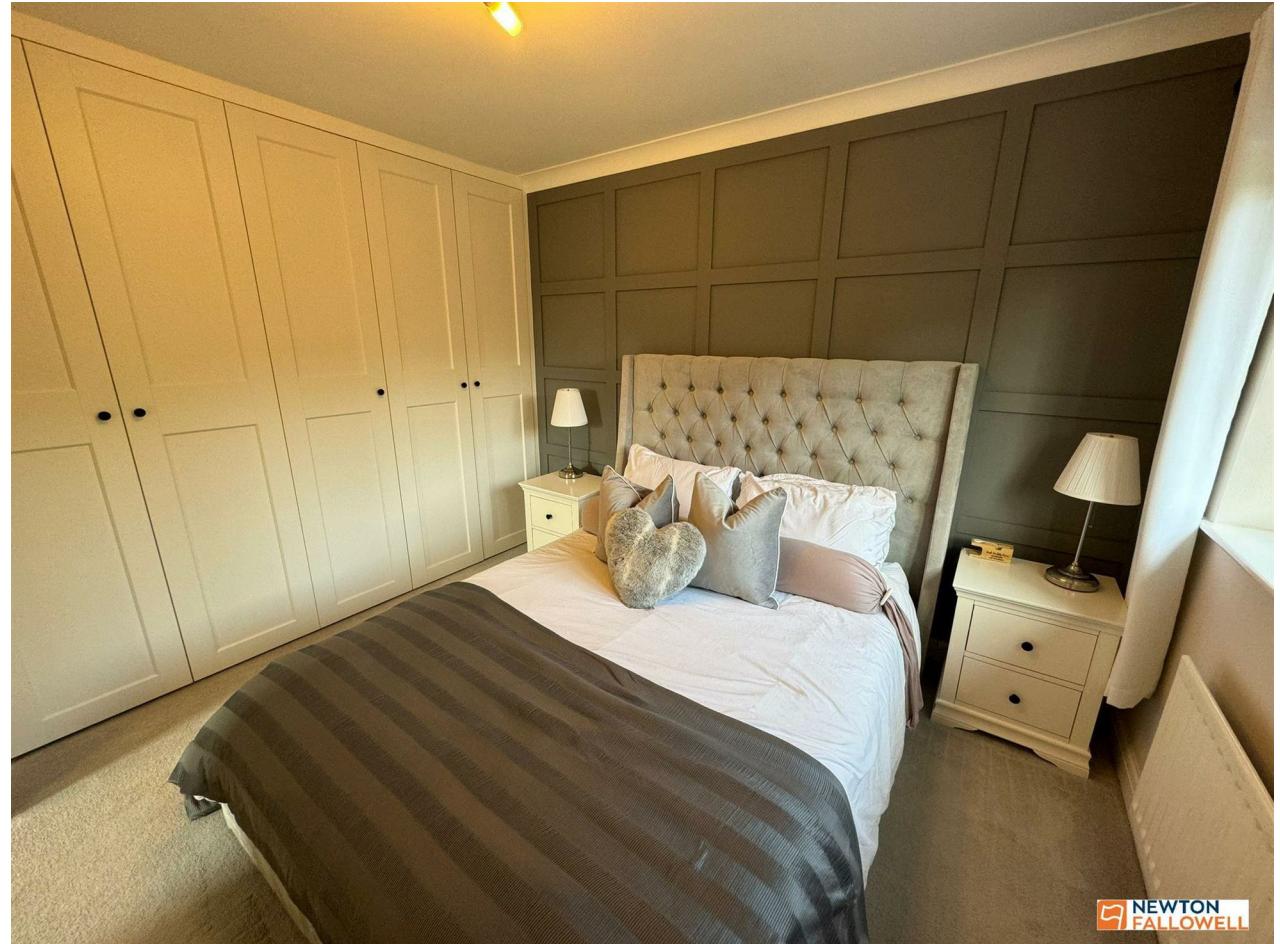
Upstairs, you'll find three bedrooms with the Master bedroom having built in wardrobes and a contemporary family bathroom. An additional W/C is located on the ground floor for guests' convenience. The property benefits with off-road parking for up to 2 cars and a single garage.

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.





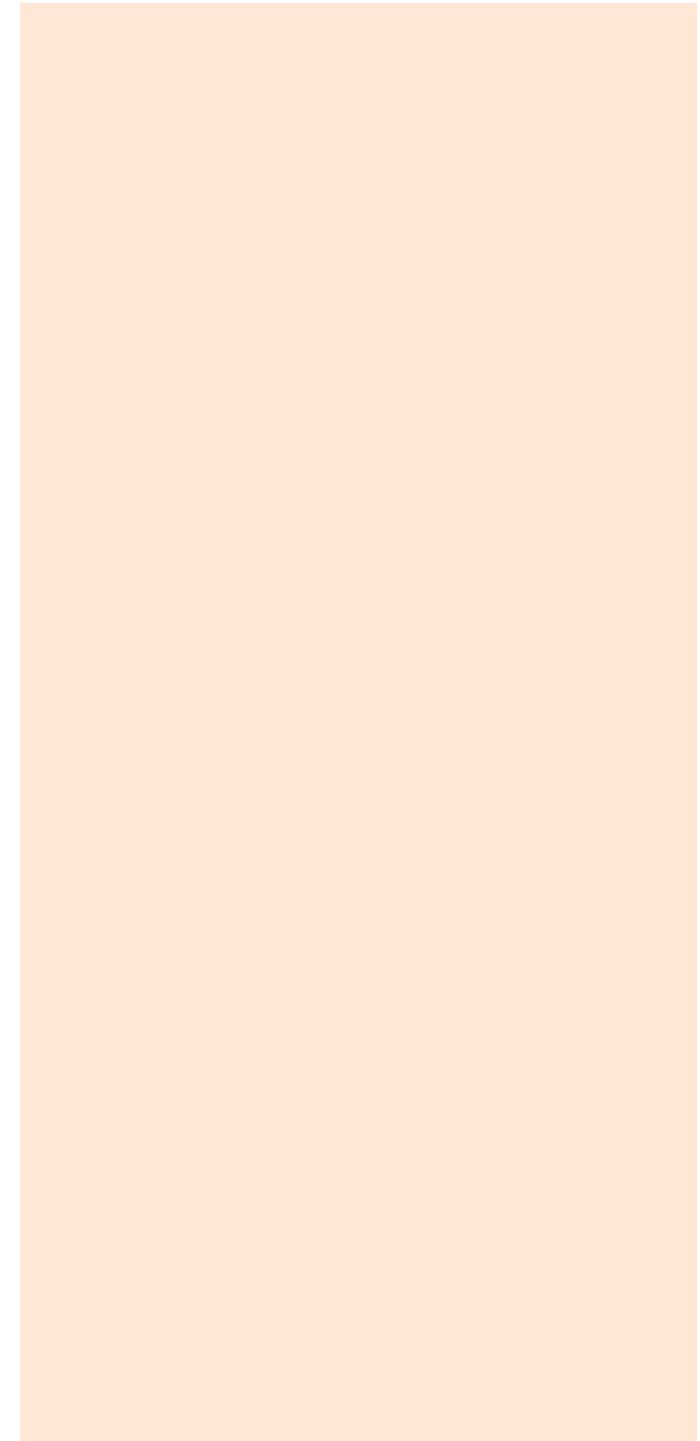
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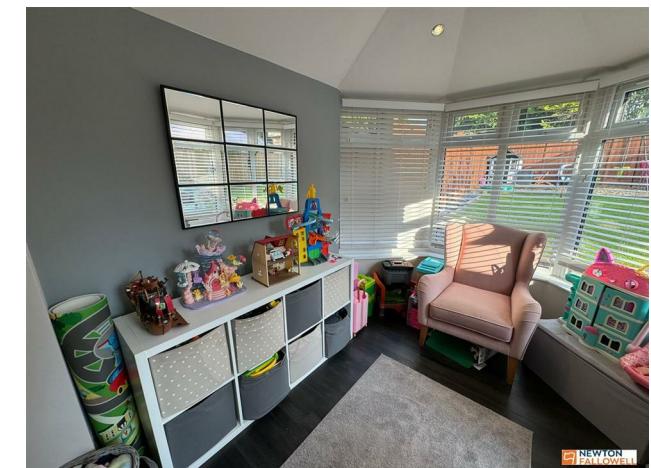
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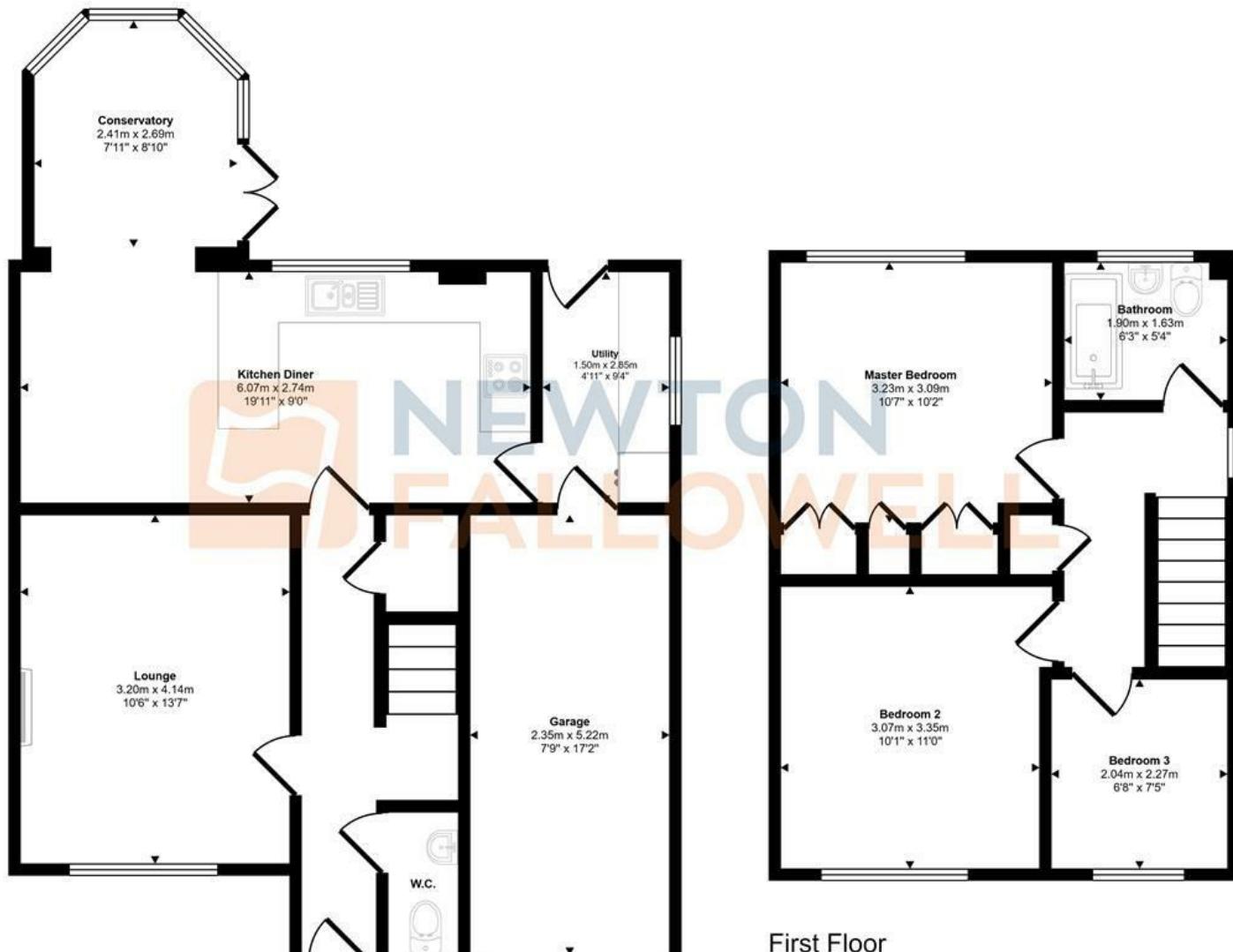
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- DETACHED FAMILY HOME
- THREE BEDROOMS
- BATHROOM AND DOWNSTAIRS GUEST W/C
- OPEN PLAN FULLY FITTED KITCHEN/UTILITY & DINING ROOM
- ATTRACTIVE LOUNGE
- BRIGHT AND AIRY CONSERVATORY
- SOUTH FACING REAR GARDEN
- PRIVATE DRIVEWAY WITH SINGLE GARAGE
- ACCESS TO EXCELLENT SCHOOLS, TRANSPORT LINKS AND LOCAL AMENITIES NEARBY





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	

Approx Gross Internal Area
104 sq m / 1120 sq ft



Ground Floor
Approx 66 sq m / 711 sq ft

First Floor
Approx 38 sq m / 410 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Anti-Money Laundering Regulations: Intending purchasers will be required to verify their identification via Lifetime legal at a cost of £60 Inc. VAT at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.

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