

59 DOWER ROAD
SUTTON COLDFIELD
B75 6TP


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A contemporary style, three-bedroom semi-detached house situated in the highly sought after location of Four Oaks

ACCOMMODATION

Ground Floor

- Reception hall
- Sitting room
- Kitchen breakfast room
- Utility room
- Ground floor cloakroom

First floor:

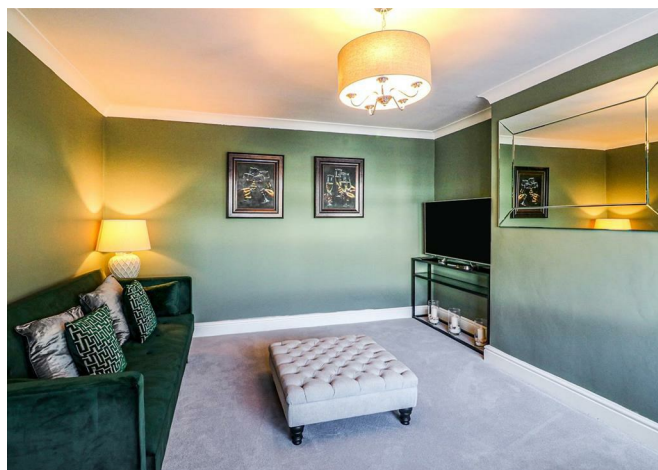
- Master bedroom
- Two further bedrooms
- Bathroom

Outside:

- Garage
- Landscaped rear garden
- Driveway with ample parking

Approx Gross Internal Floor Area: 1129 Sq Ft (105 Sq M)
EPC Rating: D

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



DISTANCES

Sutton Coldfield town centre - 1.1 miles
Lichfield - 8.1 miles
Birmingham city centre - 8.7 miles
Birmingham International/NEC - 17 miles
M6 Toll (T3) - 2.9 miles
Junction 6 M6 - 7.1 miles
M42 (J9) - 10.5 miles
(Distances approximate)

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SITUATION

Located nearby to Sutton Park, one of Europe's largest urban parks with opportunities for golf, walking and a range of other outdoor activities. The property is close to the redevelopment shops and restaurants that Mere Green has to offer as well as Sutton Coldfield town centre, Four Oaks train station, bus links to Sutton Coldfield town centre and Birmingham City Centre. A GP surgery is also conveniently located within close proximity to the property

Schooling in the area includes Arthur Terry School, Coppice primary school, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Hill West Junior School and St Joseph's Primary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

DESCRIPTION

A recently refurbished and exceptionally well-presented semi-detached home, which has been updated and improved by the current owners. The property is entirely bespoke, and viewing is highly recommended to appreciate the accommodation.

The welcoming reception hall has a staircase leading to the first-floor accommodation, and to the right is the sitting room, a cosy room perfect for movie nights. At the rear of the house, there is an open plan kitchen breakfast room, a fabulous light and spacious area to enjoy. It is fitted with contemporary ink blue base and wall cupboards with complementary chrome handles and surmounted with a white quartz worktop designed to provide preparation space, as well as incorporating a breakfast bar. Integrated appliances include an oven, induction hob with an extractor over, fridge/freezer, microwave and dishwasher. The informal dining area overlooks the landscaped

rear garden and has sliding patio doors leading out to a paved terrace, perfect for opening up on warmer days. On the ground floor, there is also a utility room with matching units and a worktop as the kitchen, as well as space for the washer/dryer and a downstairs cloakroom with a white WC.

To the first floor, there is the master bedroom with a window to the front, bedroom two overlooking the rear garden, and bedroom three currently used as a home office. The luxury family bathroom benefits from both a bath and a walk-in shower unit.

The house benefits from gas central heating and double glazing, as well as newly fitted carpets and flooring throughout.

GARDENS AND GROUNDS

The tarmac driveway provides parking for several vehicles and leads to the garage with timber opening doors and a covered side access to the rear garden. Landscaped to provide a low maintenance space to enjoy, the lawns are bordered with sleepers which have been planted with laurels for privacy. The spacious sun terrace provides the perfect area for al fresco dining.

SERVICES

We understand that mains, water, gas and electricity are connected.

FIXTURES AND FITTINGS

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

DIRECTIONS

(B75 6TP)

From Sutton Coldfield town centre take the A5127 Lichfield Road towards Four Oaks train station. At the island take the third exit which is a continuation of Lichfield Road. Turn right onto Jordan Road and right onto Dower Road, follow the road round to the left and the property can be identified by the agent's board on the right hand side.

TERMS

Tenure: Freehold

Local authority: Birmingham City Council - 0121 303 1111

Tax band: D

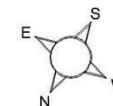
EPC RATING

EPC Rating: D





Dower Road, Sutton Coldfield, West Midlands
Approximate Gross Internal Area
Main House = 1009 Sq Ft/94 Sq M
Garage = 120 Sq Ft/11 Sq M
Total = 1129 Sq Ft/105 Sq M

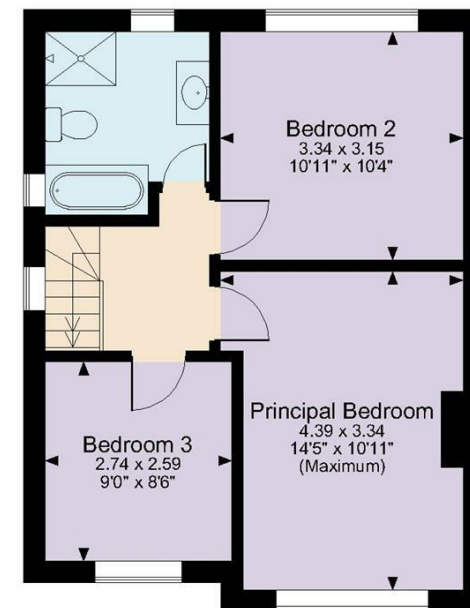
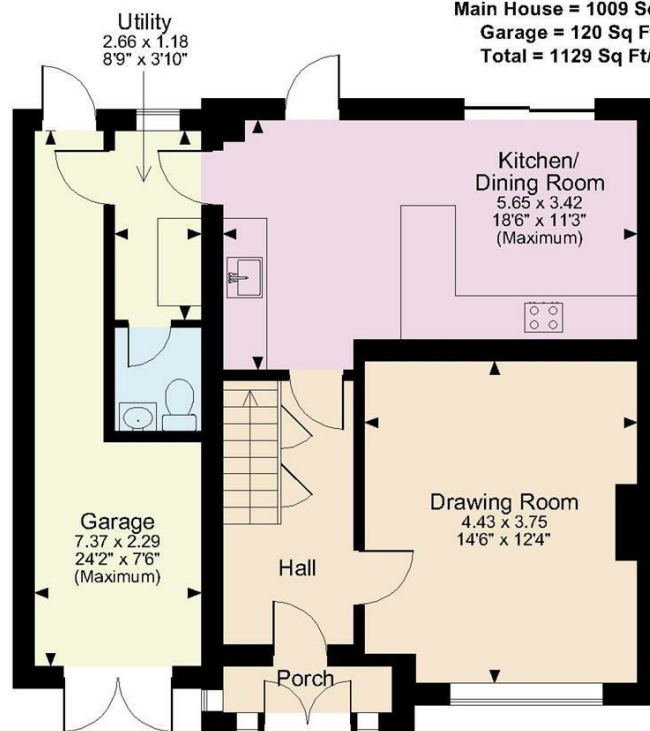


BROADBAND AVERAGE AREA SPEED
Speed 150 Mbps

COUNCIL TAX BAND
 Local authority: Birmingham City Council - 0121 303 1111
 Council Tax band: D

VIEWINGS
 All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

DISCLAIMER
 Important notice
 Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and cannot be inferred that any item shown is included in the sale.

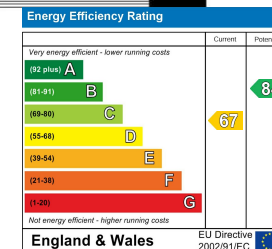


Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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