



73 Mere Green Road,  
Sutton Coldfield, B75 5BY

Offers in the Region Of £350,000

Truly deceptive from the kerb, this town house residence benefits from sympathetic improvement. Surprisingly spacious, internal inspection reveals a good size lounge/dining area with a feature bay window to the front. A staircase leads from the lounge/diner to the landing and provides access to three bedrooms plus a modern white bath, shower and co-ordinated ceramic wall tiling.

The kitchen has been comprehensively fitted to offer a good range of base and wall units, with window to side and opening to a utility area and well appointed downstairs WC. Completing the ground floor is a fantastic family room which provides a cosy and comfortable space to relax in.

A second easy tread staircase leads to a spacious principal bedroom, with a fantastic view to the rear.

Outside the rear garden has been designed for ease of maintenance, offering a degree of privacy, in addition to a good size lawn with patio area perfect for entertaining. To the fore, there is paved off street parking.

Enviably located within easy walking distance of comprehensive amenities, Mere Green offers a wide choice of supermarkets including Sainsbury's and Marks and Spencer's Food Hall, a range of hairdressers, popular charity shops, bistros, cafes, fine dining restaurants and gastro public houses, well attended Community Centre and library. For the sporting enthusiast there is golf at Moor Hall, Aston Wood and the Belfry. The property lies within walking distance to Mere Green Combined School.

#### EXTRA INFORMATION

Tenure: We can confirm that the property is Freehold

Services Connected: Mains electricity, gas, water and drainage

Council Tax Band: We can confirm that the council tax band is 'C' payable to Birmingham City Council.

Viewings : Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737 or via [fouroaks@paulcarrestateagents.co.uk](mailto:fouroaks@paulcarrestateagents.co.uk)



Entrance Porch

Lounge/Diner 14' 5" x 12' 1" (4.39m x 3.68m)

Family Room 11' 9" x 10' 10" (3.58m x 3.30m)

Kitchen 11' 3" x 7' 5" (3.43m x 2.26m)

Utility Room 4' 9" x 7' 1" (1.45m x 2.16m)

WC

Landing

Bedroom One 17' 2" x 12' 11" (5.23m x 3.93m)

Bedroom Two 8' 2" x 11' 8" (2.49m x 3.55m)

Bedroom Three 7' 10" x 7' 6" (2.39m x 2.28m)

Bedroom Four 8' 9" x 7' 10" (2.66m x 2.39m)

Family Bathroom





# Floor Plan

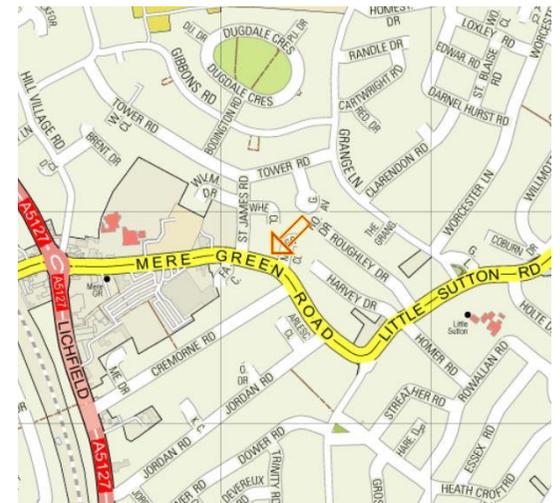
This floor plan is not drawn to scale and is for illustration purposes only

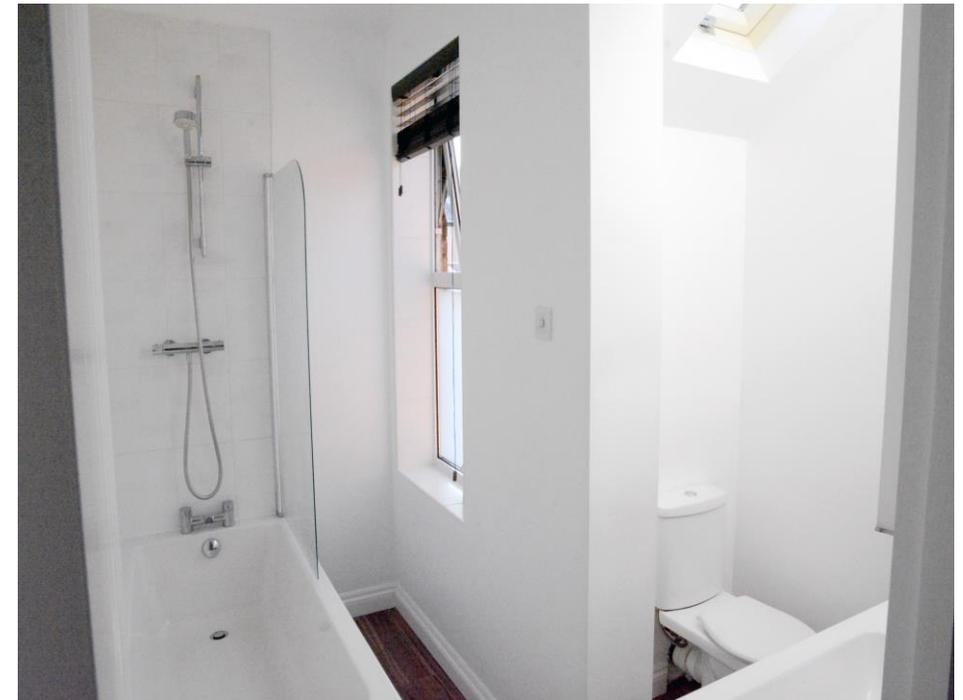
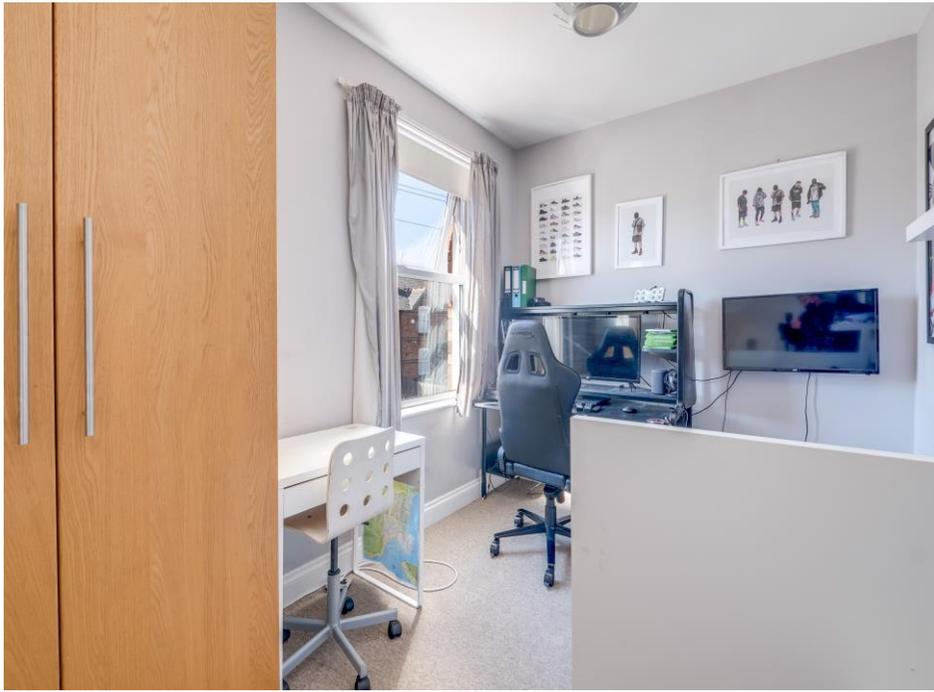


# Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Map Location







**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: 22nd April 2021