



Heath Croft Road,
Sutton Coldfield, B75 6RA

Offers in the Region Of £520,000

Nestled on the popular road, this detached home welcomes you with a sense of spaciousness.

As you step inside, the living room greets you with abundant natural light streaming in from dual aspect views. The formal dining room is perfect for hosting gatherings and entertaining guests. The kitchen, well-appointed and functional enjoys plenty of cooking and storage space while a convenient utility room provides additional storage and laundry facilities. A thoughtfully placed bathroom on the ground floor adds practicality and convenience. The first floor comprises four generously sized double bedrooms, each offering comfort and privacy. A second bathroom caters to the needs of the household, providing convenience during busy mornings or relaxing evenings.

Outside, the meticulously landscaped garden invites you to unwind amidst lush greenery and blossoming flowers, providing a serene escape from the hustle and bustle of daily life. To the front of the property, a driveway offers ample parking space.

Heath Croft road provides an excellent location for access to highly regarded local schools and major road links are just a short commute. The shops, bars and restaurants of the Mulberry Walk development in Mere Green can also be reached on foot alongside train links with direct routes into Birmingham and Lichfield City Centres.



Porch

Hall

Bathroom

Living Room 6.40m (21') x 3.23m (10'7")

Dining Room 5.03m (16'6") x 2.59m (8'6")

Kitchen 6.48m (21'3") x 2.46m (8'1")

Utility 1.42m (4'8") x 1.35m (4'5")

Garage

Landing

Bedroom 1 4.44m (14'7") x 2.87m (9'5")

Bedroom 2 3.58m (11'9") max x 2.66m (8'9")

Bedroom 3 3.58m (11'9") x 3.38m (11'1")

Bedroom 4 3.35m (11') x 2.26m (7'5")

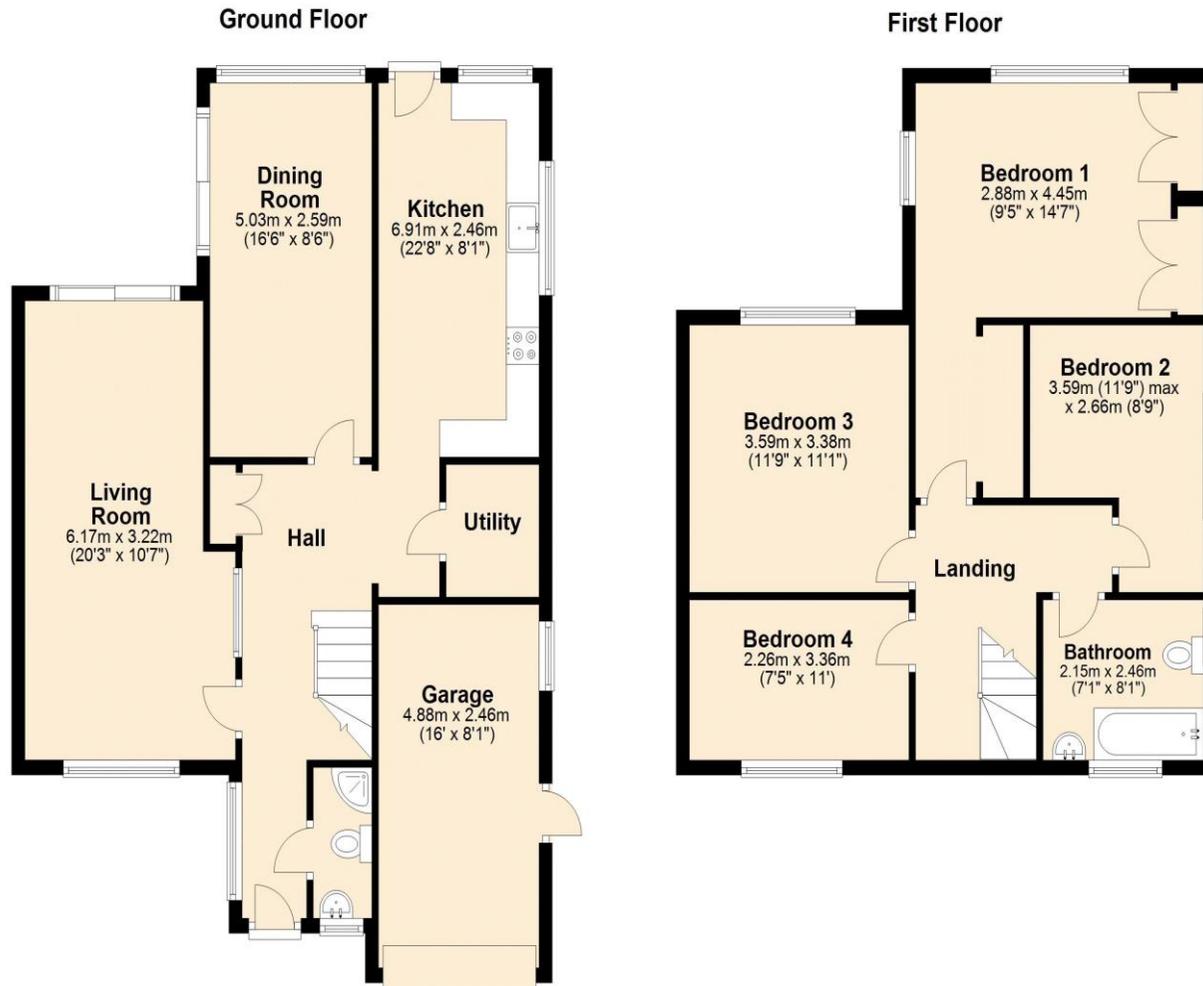
Bathroom





Floor Plan

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

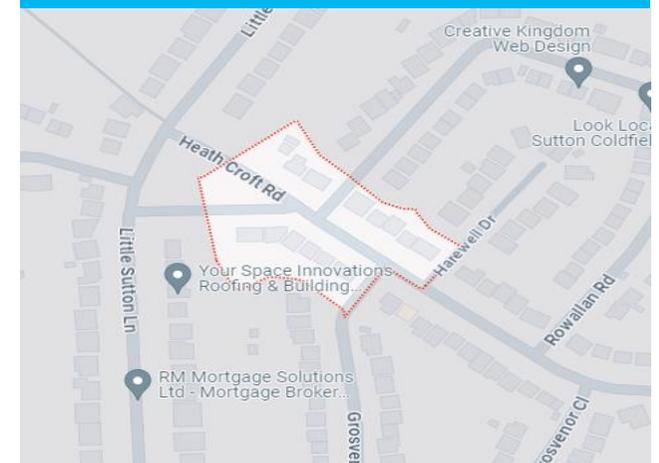


This floor plan is given as a general guide and whilst every attempt has been made to ensure its accuracy, the measurements should not be relied upon as fact.
Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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: