



St. Andrews Road,  
Sutton Coldfield, B75 6UJ

Offers in the Region Of £525,000

This four bedroom detached family home situated within a quiet cul de sac is not to be missed and offers spacious accommodation throughout.

This house features a well-proportioned living room at the front, creating a welcoming and spacious area for relaxation and entertaining. The property benefits from an extended dining and family area, providing ample space for meals and gatherings. The kitchen is functional and conveniently located, and there's a utility room for added convenience. A WC is also situated on the ground floor.

Upstairs, there are four bedrooms, with bedroom one benefiting from an ensuite bathroom. Some of the bedrooms include built-in wardrobes, offering additional storage solutions. A family bathroom completes this floor. The rear garden is well maintained, providing a pleasant outdoor space. At the front of the house, a driveway offers off-road parking, adding to the convenience of this home.

St Andrews Road forms part of a desirable development located off Tamworth Road and is within close proximity of outstanding schools, local transport links and Moor Hall Golf Club.

#### ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold.

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)







Porch

Hall

Living Room 4.17m (13'8") x 3.86m (12'8")

Dining/Family Area 6.40m (21') x 3.71m (12'2")

Kitchen 3.58m (11'9") x 2.67m (8'9")

Utility 2.44m (8') x 1.68m (5'6")

Storage Garage

WC

Landing

Bedroom 1 2.57m (8'5") x 2.00m (6'7")

En-suite

Bedroom 2 3.35m (11') x 3.05m (10')

Bedroom 3 3.18m (10'5") max x 2.67m (8'9")

Bedroom 4 2.82m (9'3") x 2.18m (7'2")

Bathroom

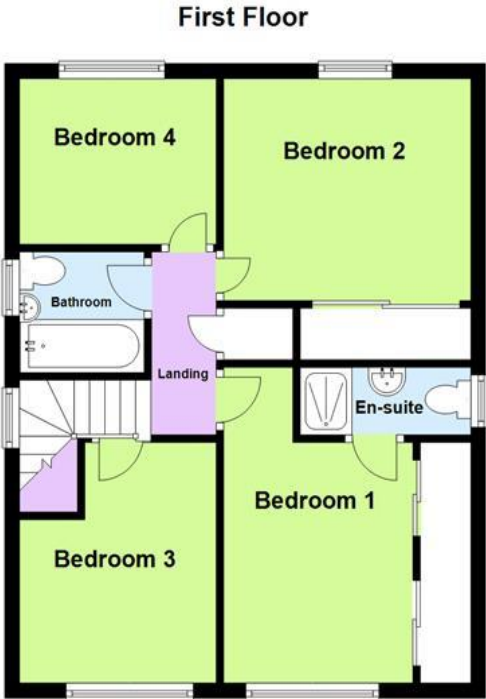
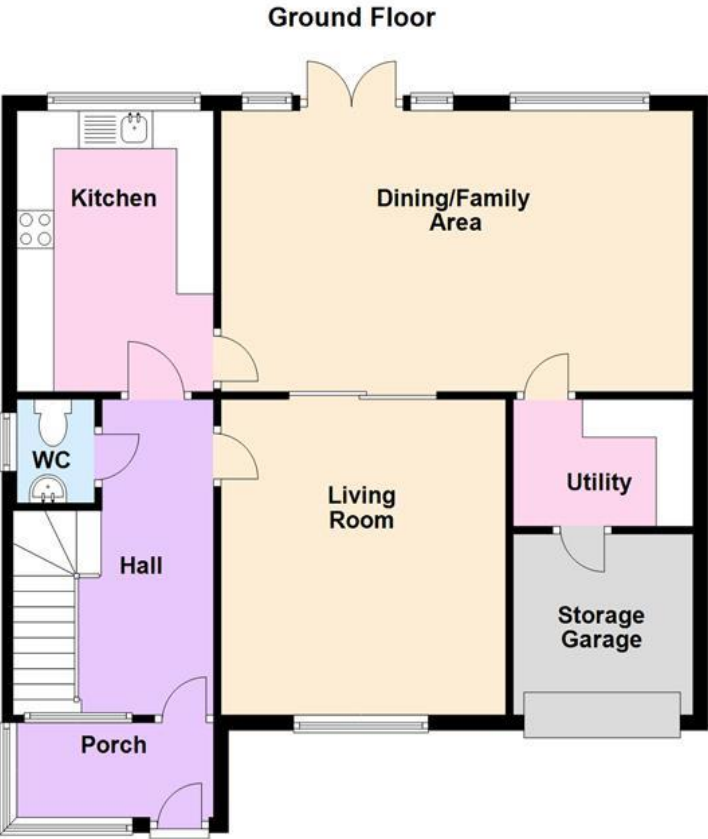






# Floor Plan

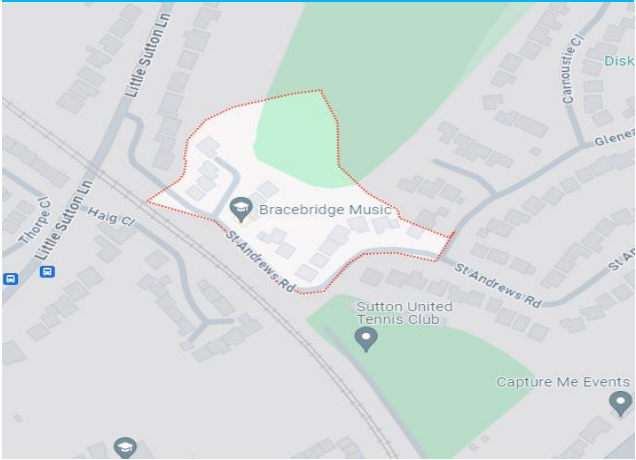
*This floor plan is not drawn to scale and is for illustration purposes only*



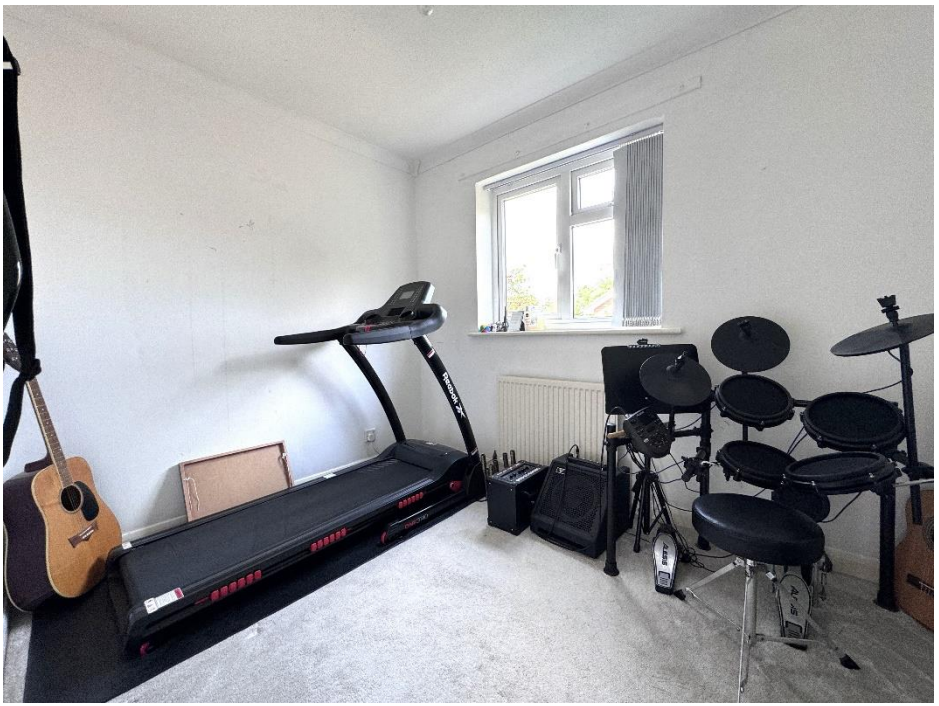
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	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: