



Gresley Close, Four Oaks
Sutton Coldfield, B75 5HT.

£495,000

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If you're looking for a bright, light and airy property with huge potential then this is certainly the one for you! Sold with the benefit of NO upward chain we are delighted to bring this fantastic three bed detached property to market in the desirable location of Gresley Close, situated off the sought-after Hill Village Road. In brief, the ground floor comprises of a generous porch and hallway, a lounge with a separate diner, a newly fitted kitchen and finished off with a conservatory and utility room to the rear. Outside there is a garage with plenty of potential to extend above if desired, a driveway for multiple cars, a workshop in the garden that can double up as an office. Finished off with a beautiful private rear garden with ample side access both sides screaming for an extension! To the second floor there are three great size bedrooms, one with a shower and an additional fresh white family bathroom. This won't be available for long, so call Emily or Beth to view now!

- NO UPWARD CHAIN
- THREE BEDROOMS
- DESIRABLE LOCATION
- PRIVATE REAR GARDEN
- GENEROUS PORCH AND HALLWAY
- CONSERVATORY
- WORKSHOP IN THE GARDEN
- GARAGE WITH POTENTIAL TO BUILD ABOVE
- CLOSE TO HIGHLY REGARDED SCHOOLS
- QUIET CUL-DE-SAC LOCATION
- SIDE ACCESS
- FRONT GARDEN
- DRIVEWAY FOR MULTIPLE CARS





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
DESIRABLE LOCATION
PRIVATE REAR GARDEN
GENEROUS PORCH AND HALLWAY

Living Room 4.11m (13'6") x 3.20m (10'6")

Dining Room 3.15m (10'4") x 2.79m (9'2")

Kitchen 3.15m (10'4") max x 2.44m (8')

Utility 3.05m (10') x 1.57m (5'2")

Sun Room

WC

Garage

Workshop

Bedroom 1 4.04m (13'3") x 3.18m (10'5")

Bedroom 2 3.25m (10'8") x 3.15m (10'4") max

Bedroom 3 2.97m (9'9") x 2.18m (7'2")

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:

Viewer's Note:

Services connected:
Council tax band:
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

Floor Plan

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



Energy Efficiency 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

