



131 Slade Road,
Sutton Coldfield, B75 5PB

£290,000

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This deceptively spacious semi detached residence which benefits from considerable internal improvement, modernisation and elegant interiors throughout. In good decorative order, a particular feature are the large mature rear gardens which provide a first class space for a young family to play.

Gas centrally heated and double glazed, the property further benefits from a well-fitted kitchen and internal inspection is essential and highly recommended to fully appreciate this comfortable family home. Slade Road is approached from Little Sutton Road and occupies an established and highly sought-after location within Four Oaks. Mere Green shopping centre provides a comprehensive range of amenities including shops, supermarkets, pubs and bistro dining with local shops also easily accessible.

The area is well served by well-regarded schools and regular public transport services provides access to Sutton Coldfield and Birmingham. Four Oaks railway station is only a short drive away and provides commuters with ease of access to Birmingham and Lichfield city centres.

Positioned behind the multicar driveway, inspection of this contemporary home reveals an entrance hall which gives way to the spacious front lounge. Double doors lead to the modern refitted dining kitchen which boasts a good range of units and has an exit door to the rear garden. The WC is ideally positioned under the stairs cupboard to complete the ground floor.

The first floor provides two bedrooms, both of which are double, and a stunning refitted bathroom with corner shower and roll top bath. Outside to the rear the large and private rear garden is level with a gravelled seating area with lawn beyond. Whilst to the fore there is off road parking for several vehicles.





Property Specification

BEAUTIFULLY PRESENTED THROUGHOUT
ELEGANT LOUNGE WITH DOUBLE DOORS TO KITCHEN
DINER
TWO EXCEPTIONALLY GENEROUS SIZE BEDROOMS
MODERN STYLISH FAMILY BATHROOM
LARGE OFF ROAD PARKING

Entrance Hall

Lounge

11' 9" x 11' 6" (3.58m x 3.50m)

Kitchen/Diner

12' 1" x 14' 8" (3.68m x 4.47m)

WC

Landing

Bedroom One

11' 9" x 14' 9" max (3.58m x 4.49m)

Bedroom Two

11' 9" x 8' 6" (3.58m x 2.59m)

Family Bathroom

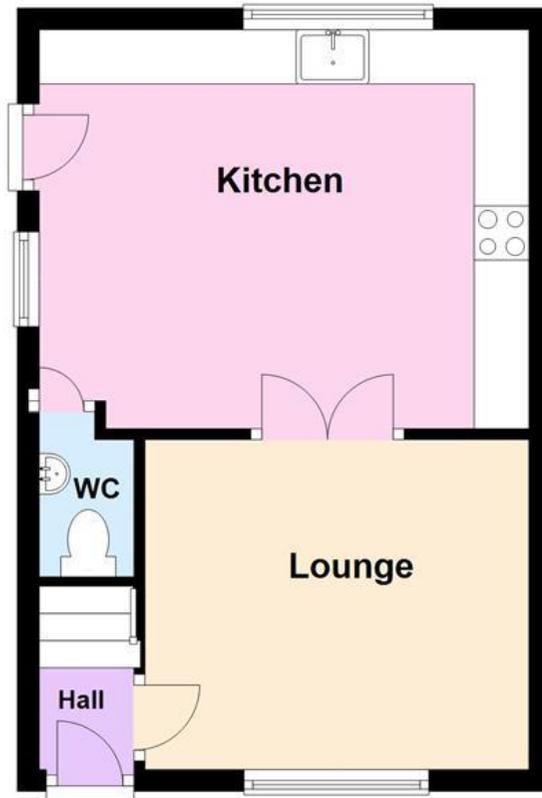
Agent's Note:

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:

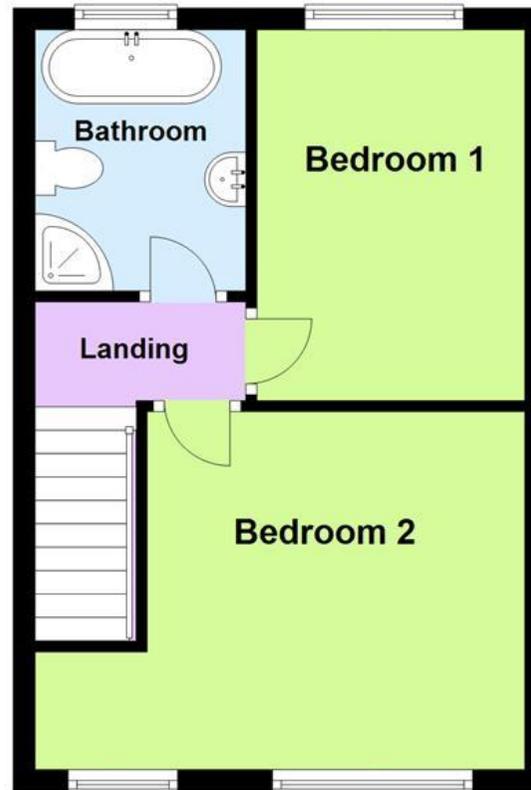
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

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

Map Location

