



20 Loxley Road,  
Sutton Coldfield, B75 5NY

Offers in Excess of £330,000

## Four Oaks

Offers in Excess of £330,000

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*This deceptive link detached residence offers well presented accommodation in good decorative order. The subject of improvement and refinement, this comfortable home features a newly appointed full width kitchen/dining room and a luxuriously appointed bathroom with expensive roll top bath. Loxley Road is approached from Worcester Lane and located in an established residential area of Four Oaks with all amenities easily accessible. Local shops are nearby on Little Aston Road with Mere Green centre only a short drive away providing excellent shops, supermarkets and restaurants. Outstanding local schools including Little Sutton primary and Arthur Terry secondary are within close proximity.*

*The accommodation briefly comprises the following; Reception hallway having expensive woodgrain laminate style flooring, PVCU entrance door with decorative glazed inserts. Attractive lounge, PVCU double glazed bow window to front, feature Louis style fireplace surround with inset marble, raised hearth, gas coal fire, woodgrain laminate style flooring and opening to a recently fitted full width kitchen/dining room, range of hand built base and wall units with solid wood block style work surfaces, graphite sink, useful freezer recess, door to side, expensive woodgrain laminate flooring, window and double glazed sliding patio door opening to; PVCU modern conservatory with windows and double casement doors opening to the rear garden.*

*On the first floor, an easy tread staircase with handrail leads to the landing, woodgrain laminate flooring with window to side, useful built in airing cupboard and leading to three bedrooms. Bedroom one has PVCU double glazed window to front with woodgrain laminate flooring to bedroom two and three. A luxuriously appointed family bathroom enjoys feature ceramic floor and wall tiling to full height, roll top bath with antique style mixer tap with telephone shower attachment and further inset shower with large shower head and quality glazed shower screen heritage hand wash basin and WC with low level suite.*

*Outside, easily maintained rear gardens are laid extensively to lawn with patio area and fencing to boundaries. Side garage with herringbone style block paved driveway approach servicing a side garage and providing ample off street parking facility.*



## *Ground Floor Accommodation*

Hallway

Lounge

16' 8" x 11' 2" (5.08m x 3.40m)

Kitchen/Diner

11' 3" x 15' 1" (3.43m x 4.59m)

Conservatory

9' 3" x 9' 9" (2.82m x 2.97m)

Garage

## *First Floor Accommodation*

Landing

Bedroom One

15' 2" x 8' 5" max (4.62m x 2.56m)

Bedroom Two

10' 7" x 8' 5" (3.05m x 2.56m)

Bedroom Three

9' 7" max x 12' 9" (2.92m x 3.88m)

Family Bathroom

## *Additional Information*

Services connected: Gas, Electric, Water/Drainage

Council tax band: D

Tenure: Freehold



# Floor Plan

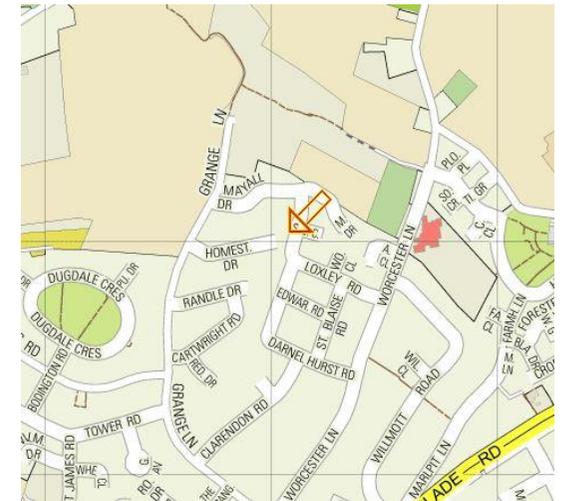
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(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.  
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