



White Farm Road,
Sutton Coldfield, B74 4LG

Offers in excess of £400,000

Located in this popular location, this beautiful semi-detached home has been thoughtfully refurbished and styled to create contemporary accommodation alongside the character and charm of its traditional build.

The real heart of this home is a breath taking living room enjoying skylight windows and by-fold doors which fill the room with a wealth of natural light. The separate lounge is perfect to be used as desired.

The contemporary kitchen is well fitted and completes the ground floor accommodation.

Upstairs there are three bedrooms and a modern bathroom with a p shaped bath.

Outside the garden enjoys a sunny aspect all day, along with a unique and desirable private aspect, a large shed to the rear, a garden ideal for children and adults to enjoy.

Within walking distance to highly regarded schools and all amenities this property is NOT TO BE MISSED! The amenities of Mulberry Walk at Mere Green offer a range of bars, boutiques and bistros, which again can also be reached on foot and nearby Royal Sutton Park offers beautiful walks and stunning scenery.

For those needing to travel further afield, Butlers Lane Train Station offers direct links into Birmingham and Lichfield City Centres with further fast links into London.



Hall

Lounge 4.52m (14'10") x 3.61m (11'10") max

Living Room 6.71m (22') x 3.48m (11'5")

Kitchen 4.52m (14'10") x 3.38m (11'1")

Landing

Bedroom 1 3.86m (12'8") x 3.61m (11'10")

Bedroom 2 3.86m (12'8") x 2.46m (8'1")

Bedroom 3 2.68m (8'9") x 2.41m (7'11")

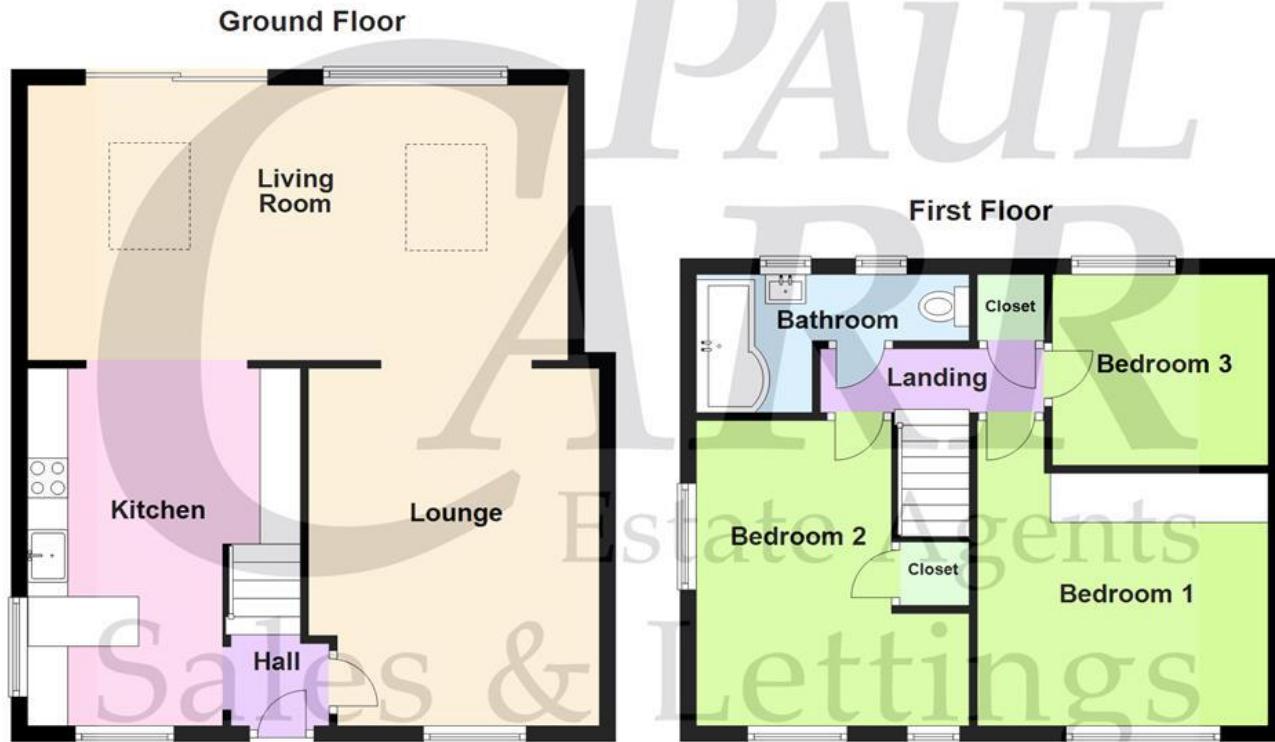
Bathroom





Floor Plan

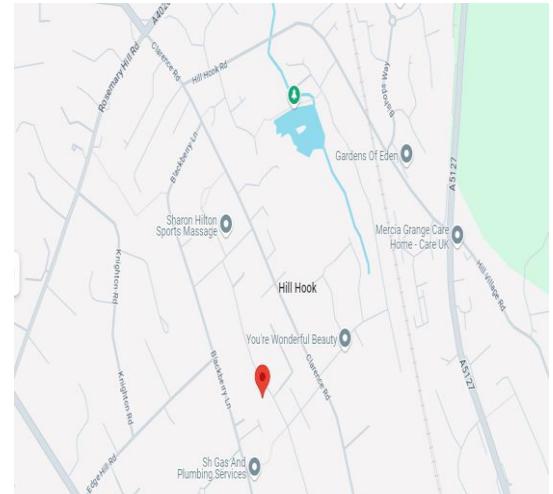
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

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:

www.paulcarrestateagents.co.uk

 OnTheMarket.com

 rightmove.co.uk
The UK's number one property website

 [The Property Ombudsman](http://ThePropertyOmbudsman.co.uk)

 [naeal propertymark](http://naealpropertymark.co.uk)
PROTECTED