



53 Tower Road,
Sutton Coldfield, B75 5EA

Offers in Excess of £270,000

Four Oaks

Offers in Excess of £270,000



This stunning cottage is ideally located within walking distance to the Mere Green development with fantastic bars, restaurants and shops. Number 53 Tower road comprises of two lovely reception rooms, a modern well fitted kitchen, two good size bedrooms, a useful loft room and well maintained rear garden. A viewing is highly recommended to fully appreciate what is on offer.

An internal inspection reveals a beautifully decorated interior from top to bottom and benefits from karndeian flooring throughout the downstairs accommodation. The living room has a stunning feature fireplace and stairs to the first floor, an open archway leads through to the lounge/diner with access to the rear garden. The modern fitted kitchen comprises a comprehensive range of base, wall and drawer mounted units, rolled edge work surface and integrated oven / hob and extractor, intergrated tumble dryer, separate fridge and freezer.

To the first floor are two beautifully presented bedrooms and a principal bathroom with a stylish suite. Off the landing is a spiral staircase leads to a loft room with Velux style windows and cupboards in the eaves.

Outside the landscaped rear garden has a lovely patio area ideal for entertaining and easily maintained lawn with a shed to the back, two external security lights, an outside double electric socket and garden tap.

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Property Specification

STUNNING CHARACTER HOME
TWO GOOD SIZE BEDROOMS PLUS A LOFT ROOM
TWO STYLISH RECEPTION ROOMS
MODERN KITCHEN
BEAUTIFUL REAR GARDEN

Living Room
13' 5" x 10' 0" (4.09m x 3.05m)

Lounge/Diner
13' 5" x 11' 3" (4.09m x 3.43m)

Kitchen
9' 6" x 7' 6" (2.89m x 2.28m)

Landing

Bedroom One
13' 5" x 10' 2" (4.09m x 3.10m)

Bedroom Two
7' 11" x 6' 7" (2.41m x 2.01m)

Family Bathroom

Loft Room
13' 5" x 12' 3" (4.09m x 3.73m)

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: 9th February 2021

Viewer's Note:

Services connected: Gas, Electric, Drainage and Water
Council tax band: C
Tenure: Freehold

Floor Plan

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

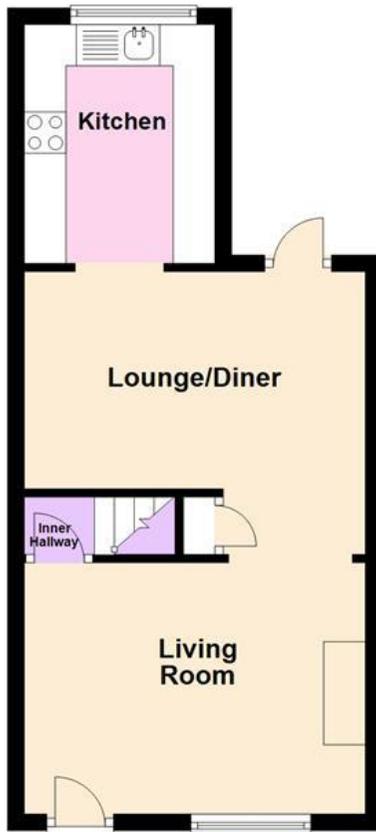
Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

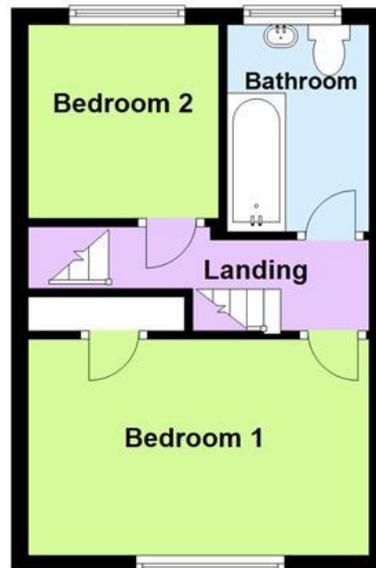
Map Location



Ground Floor



First Floor



Second Floor

