



Tiller Grove, Four Oaks,
Sutton Coldfield, B75 5TT

£295,000

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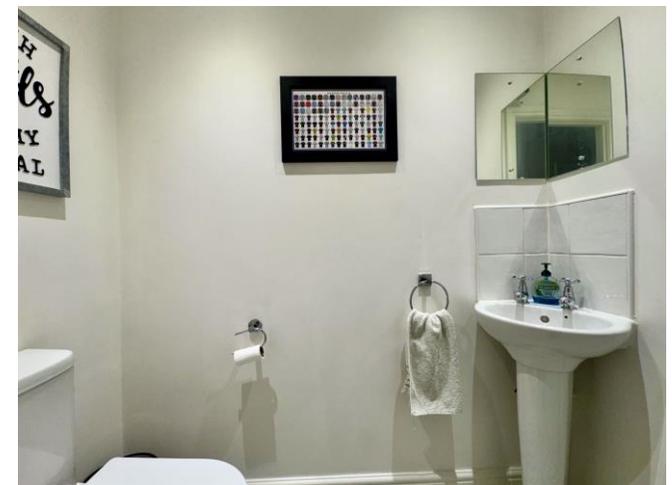
With absolutely beautiful views overlooking open countryside, this home is situated in a quiet cul-de-sac location, a well proportioned living and dining room creates a large space to relax and dine whilst enjoying the garden views and further provides access to the garden.

The modern kitchen is well fitted with integrated appliances and a ground floor WC completes the ground floor accommodation.

On the first floor are two spacious bedrooms. Bedroom one enjoys fitted wardrobes and bedroom two enjoys beautiful views over the open fields to the front, and a modern bathroom services both bedrooms.

Outside, there is a single car garage with two additional off street parking spaces to the fore.

Tiller Grove is approached via Harvest Fields Way via Worcester Lane and occupies a quiet and desirable cul de sac location adjacent to fields on the outskirts of the Harvest Fields development. All amenities are easily accessible with local shops within easy reach on Little Sutton Road. Harvest Fields Community Centre is within walking distance along with local schools including Little Sutton primary school, Moor Hall and Mere Green combined school.





Property Specification

PERFECT FOR FIRST TIME BUYERS OR DOWNSIZERS
MODERN LIVING/DINING ROOM
WELL FITTED KITCHEN
TWO GENEROUS BEDROOMS
LOW MAINTENANEC REAR GARDEN
BEAUTIFUL VIEWS OVERLOOKING OPEN COUNTRYSIDE
DESIRABLE LOCATION IDEAL FOR ACCESS TO SCHOOLS
CLOSE TO LOCAL AMENITIES

Hall

Living/Dining Room
4.78m (15'8") x 3.84m (12'7") max

Kitchen
2.97m (9'9") x 1.73m (5'8")

WC

Landing

Bedroom 1
3.18m (10'5") x 2.97m (9'9")

Bedroom 2
3.84m (12'7") max x 2.97m (9'9")

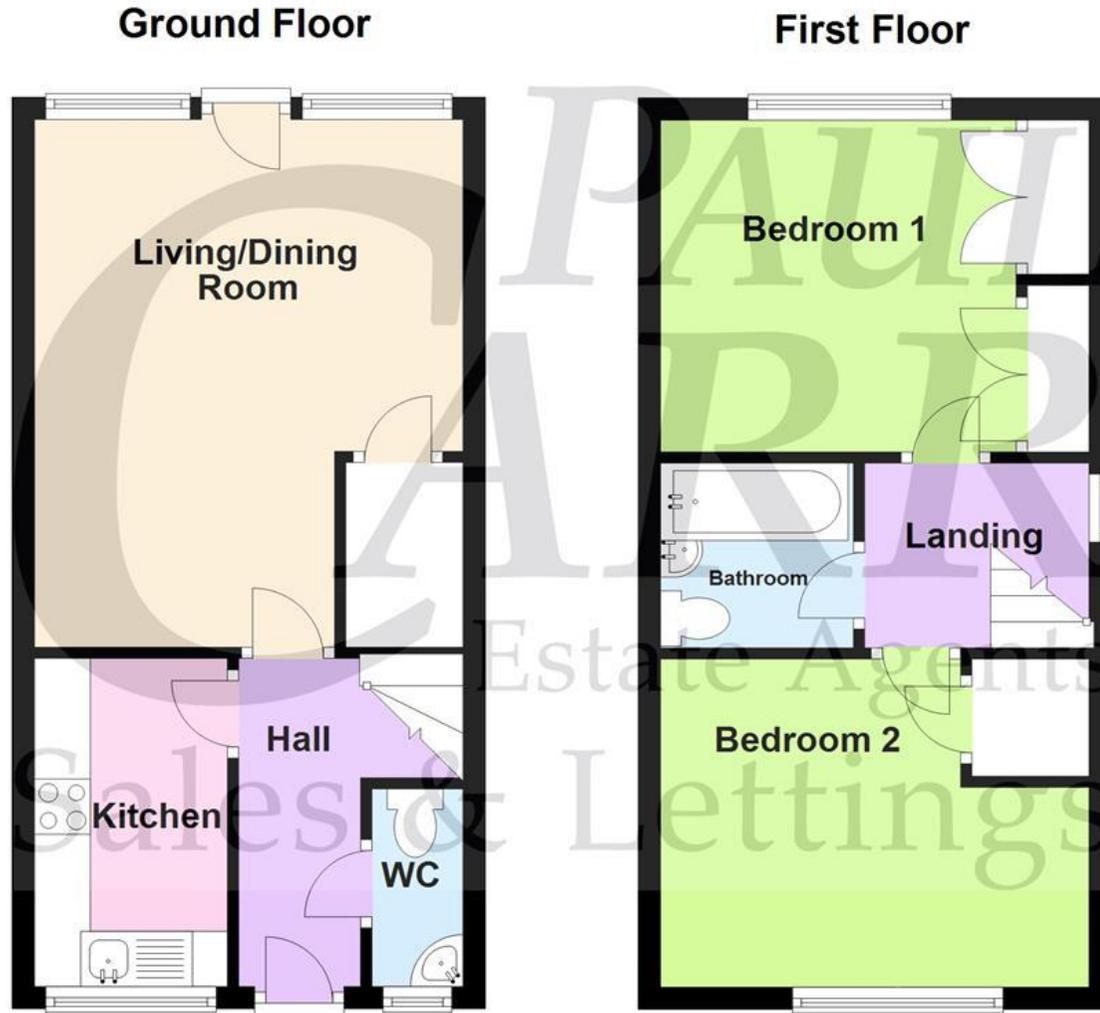
Bathroom

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

