



Dugdale Crescent, Four Oaks,
Sutton Coldfield, B75 5EU

Offers in Excess of £300,000

Benefitting from exceptionally spacious accommodation and a delightful outlook over the crescent, this three bedroom semi detached home offers anyone looking for a home that is aesthetically pleasing and designed with an eye for detail with each element complementing the other, making it ready for you to drop your bags and move straight into and is encouraged to be viewed to be fully appreciated.

Superbly presented throughout with a great sized garden this property has benefitted from a side extension creating a unique family area with a projector for a cinema room. The well fitted kitchen is spacious with grey wall and base units and has space for a dining table with views overlooking the rear garden.

The lounge to the front elevation is a warm and welcoming room. The WC and garage complete the ground floor accommodation. To the first floor, bedrooms one and three are the front and bedroom two to the rear. A modern family bathroom services all rooms.

Dugdale Crescent occupies a popular and convenient residential location within Four Oaks. Local shops are easily accessible with comprehensive amenities including supermarkets, restaurants and bistro dining available at the nearby Mulberry Walk in Mere Green centre. Four Oaks railway station is also in Mere Green and provides commuters with a regular service to the city centres of Birmingham and Lichfield. The area is well served by schools which cater for all age groups including Moor Hall primary school, Little Sutton primary school and Mere Green school and nursery.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk

Living Room
13' 9" x 12' 1" (4.19m x 3.68m)

Kitchen
20' 1" x 8' 5" (6.12m x 2.56m)

Sun Room
12' 2" x 8' 4" (3.71m x 2.54m)

Family Room
16' 0" x 10' 0" (4.87m x 3.05m)

WC

Garage

Bedroom One
12' 1" x 10' 2" (3.68m x 3.10m)

Bedroom Two
10' 4" x 8' 5" (3.15m x 2.56m)

Bedroom Three
8' 9" x 8' 5" (2.66m x 2.56m)

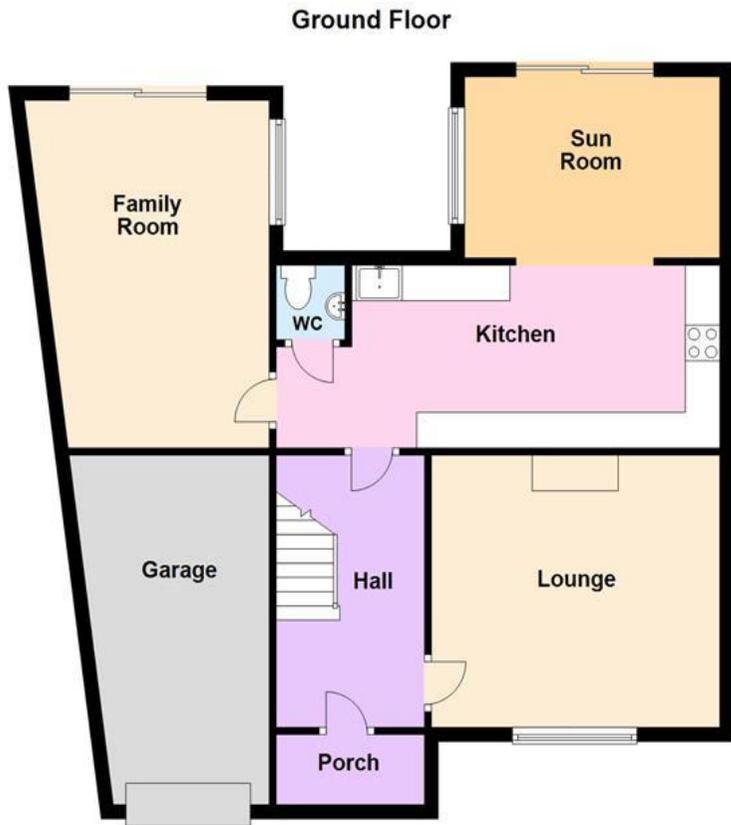
Bathroom





Floor Plan

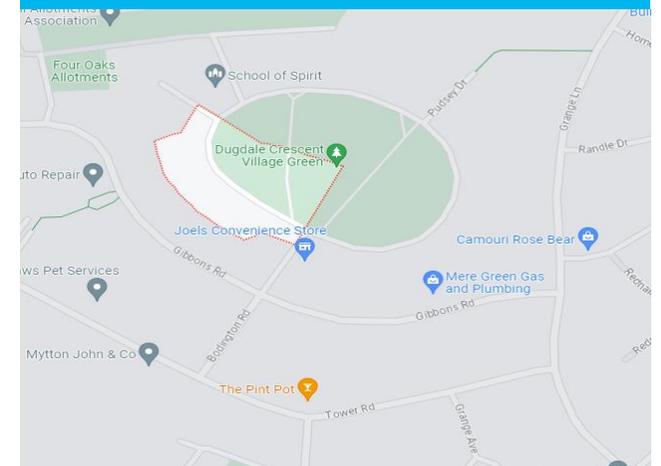
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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