



10 Kittoe Road,  
Sutton Coldfield, B74 4SA

Guide Price £435,000



Offered for sale with the benefit of NO UPWARD CHAIN, this deceptively spacious semi detached dormer bungalow is situated in a convenient and popular location. Kittoe Road is conveniently located off Butlers Lane and offers excellent proximity to Arthur Terry Secondary school, access to train and bus links and the amenities of nearby Little Aston and Mere Green. This substantial family residence offers the discerning purchasers truly generous proportions combined with comfortable ground floor living accommodation and three good sized bedrooms.

The accommodation which further benefits from gas central heating and double glazing briefly comprises the following: The lounge boasts a feature stone inbuilt fireplace with full width PVCU double glazed sliding doors overlooking the rear garden, communicating door to a generous proportioned dining room and kitchen/breakfast room which enjoys a range of wooden base and wall units with drainer stainless steel sink unit and integrated appliances. Furthermore, there is a large utility room to the rear elevation. Bedrooms two and three are both well proportioned bedrooms. Completing the ground floor is a well appointed family bathroom with a walk in bath, inset washbasin, WC with low level suite and large window that provides ample natural light.

To the first floor there is a superb principal bedroom with eaves storage, dressing room with fitted wardrobes and a luxury appointed shower room.

Outside, the rear garden forms a particular feature and boast a sunny aspect providing space to entertain or to relax, extensively laid to lawn with well-stocked flower beds all enjoying a good degree of privacy, to the fore the multi vehicular block paved driveway is set back from the roadway. Despite requiring some cosmetic modernisation, the bungalow has been well maintained and is encouraged to be viewed to be fully appreciated.

#### ADDITIONAL INFORMATION

Tenure: We can confirm that the property is Freehold

Services Connected: Mains electricity, gas, water and drainage

Council Tax Band: We can confirm that the council tax band is 'E' payable to Birmingham City Council.

Viewings : Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737 or via [fouroaks@paulcarrestateagents.co.uk](mailto:fouroaks@paulcarrestateagents.co.uk)





Entrance Porch

Hall

Lounge

24' 8" x 13' 3" (7.51m x 4.04m)

Dining Room

15' 1"max x 12' 7" (4.59m x 3.83m)

Kitchen/Breakfast Room

18' 7"max x 12' 7" (5.66m x 3.83m)

Utility Room

Bedroom One

14' 9" x 15' 5" (4.49m x 4.70m)

Dressing Room

Ensuite

Bedroom Two

11' 9" x 10' 0" (3.58m x 3.05m)

Bedroom Three

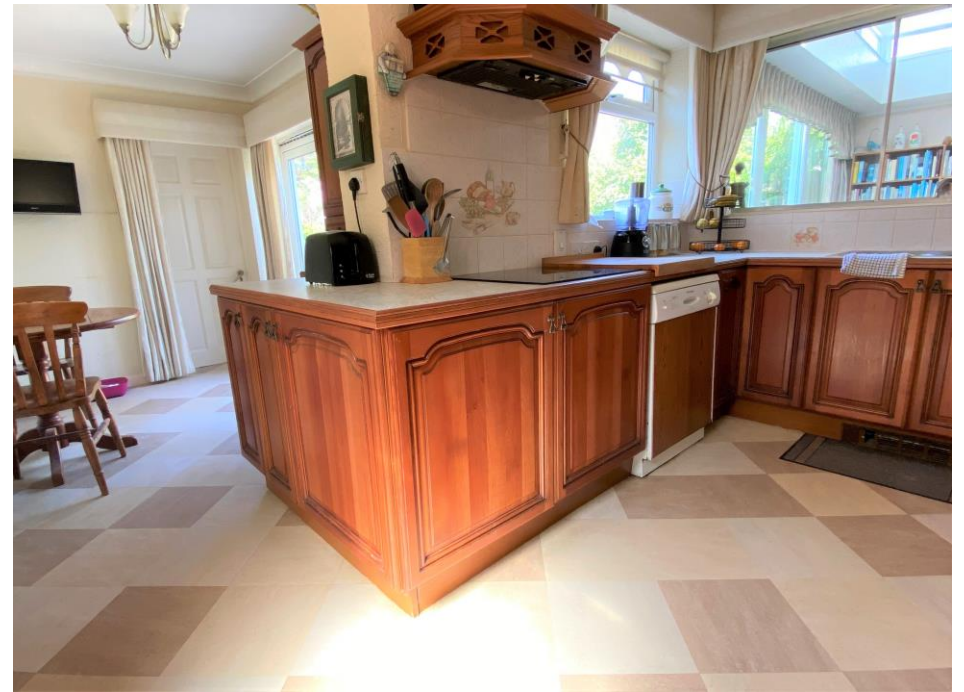
9' 10" x 11' 8" (2.99m x 3.55m)

Family Bathroom

Garage







# Floor Plan

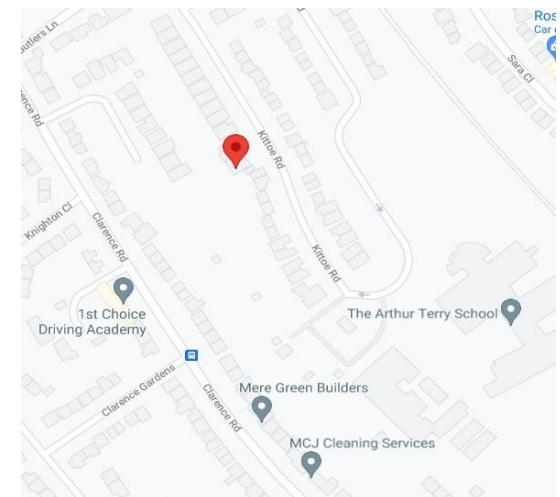
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	81
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.  
Came on the market: