



Bowood End,  
Sutton Coldfield, B76 1LU

£550,000

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A beautifully presented detached family home situated in a highly sought after cul de sac location in Sutton Coldfield.

Internal viewing to the ground floor reveals a welcoming reception hall, living room with bay window and feature fireplace, guest W.C., extended modern fitted kitchen/dining room with breakfast bar and a conservatory overlooking the rear garden.

Stairs lead from the reception hall to the first floor landing where there are four good sized bedrooms and a family bathroom with white suite. Bedrooms two and four both benefit from built in wardrobes and the master bedroom benefits from an en-suite shower room.

Outside to the rear of the property there is a garden with lawn and patio areas and a side gate providing access to the fore where there is a garage and block paved driveway providing ample off road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Internal viewing is highly recommended to appreciate all this family home has to offer.





### 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: 24th March 2023

### Property Specification

POPULAR LOCATION  
OFF ROAD PARKING  
GARAGE  
DOWNSTAIRS WC  
WIDE ENTRANCE HALL

**Living Room** 4.42m (14'6") x 3.77m (12'4")

**Kitchen/Diner** 7.87m (25'10") x 3.07m (10'1")

**WC** 1.83m (6'0") x 1.78m (5'10")

**Conservatory** 3.07m (10'1") x 2.97m (9'9")

**Bedroom 1** 5.21m (17'1") x 2.82m (9'3")

**En-suite Shower Room** 2.72m (8'11") x 1.40m (4'7")

**Bedroom 2** 3.68m (12'1") x 2.36m (7'9")

**Bedroom 3** 3.15m (10'4") x 2.79m (9'2")

**Bedroom 4** 3.07m (10'1") x 2.72m (8'11")

**Bathroom** 2.06m (6'9") x 1.95m (6'5")

**Garage** 4.85m (15'11") x 2.79m (9'2")

### Viewer's Note:

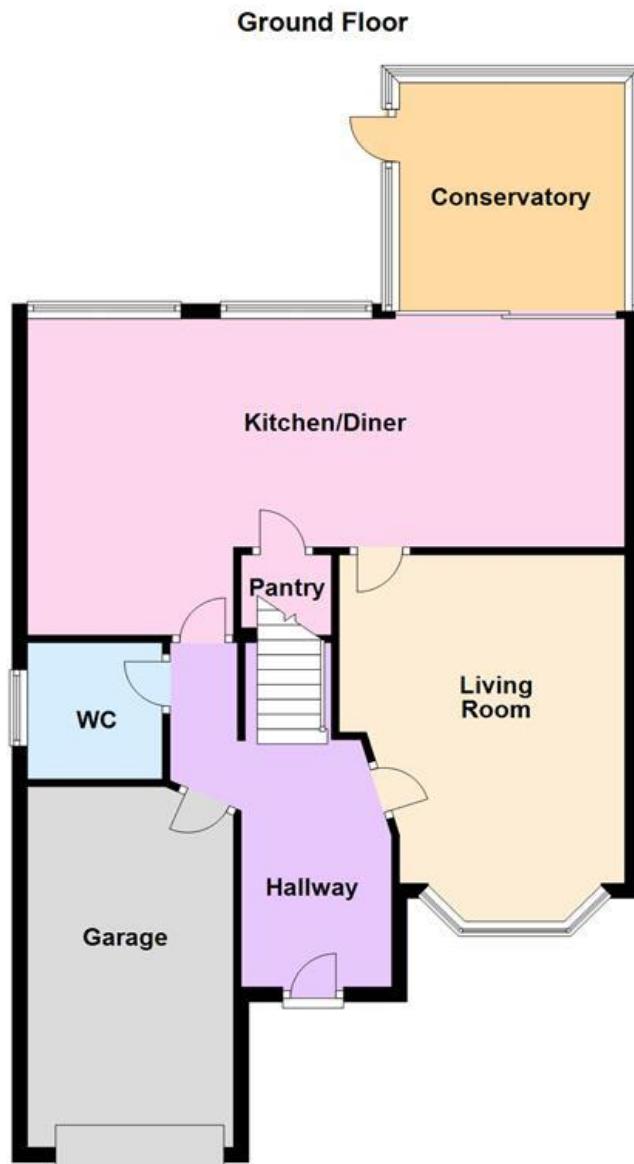
Services connected: Mains electricity, gas, water & drainage

Council tax band: D

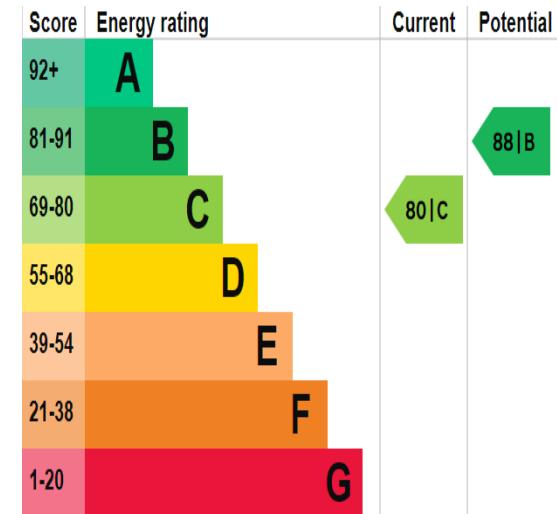
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

