



Gibbons Road

Four Oaks, Sutton Coldfield, B75 5ER

£294,000

Property Features

- Charming End of Terrace Family Home
- Beautifully Finished Interiors
- Superb Lounge/Dining Room
- Well-Presented Kitchen
- Two Excellent Double Bedrooms
- Sleek Bathroom
- Generous Rear Garden & Brick Outbuildings
- Ample Off Road Parking
- Close to Local Schooling
- Freehold

Full Description

Nestled within a highly sought-after residential enclave, this most charming and beautifully presented end-of-terrace family home offers an exceptional blend of classic elegance and modern convenience. Thoughtfully renovated and tastefully remodelled throughout, the property boasts a sense of effortless sophistication, with a spacious plot that generously extends to both the front and rear.

Surrounded by a host of local amenities and within easy reach of well-regarded schools, this home presents a rare opportunity for families seeking both comfort and convenience in equal measure.

GROUND FLOOR

Upon entering, you are welcomed by a bright and inviting reception hallway that immediately sets the tone for the style and warmth found throughout the property.

Leading on from the hallway is an impressive family lounge and dining area, where the expansive layout comfortably accommodates a variety of furnishings. This beautifully proportioned space is bathed in natural light thanks to its desirable dual aspect and is further enhanced by an eye-catching feature fireplace that serves as a central focal point, perfect for relaxed evenings or entertaining guests.

Adjacent to the lounge, a sleek and well-appointed kitchen offers a practical yet stylish workspace, complete with a range of fitted base units, quality work surfaces, and recesses for appliances. From here, direct access to the rear garden makes indoor-outdoor living a seamless experience-ideal for summer gatherings or simply enjoying a morning coffee in the fresh air.

RECEPTION HALL



LOUNGE/DINER

20' 2" x 10' 11" (6.17m x 3.33m)

REFITTED KITCHEN

9' 3" x 8' 9" (2.82m x 2.69m)

FIRST FLOOR

Ascending to the first floor, the home continues to impress with two generously sized double bedrooms, each brimming with natural light and offering a welcoming sense of space and comfort. The main bedroom also benefits from ample built-in storage, providing practicality without compromising style.

Completing the upper level is a beautifully finished family bathroom, featuring a contemporary three-piece suite and elegant tiled surrounds that add a touch of luxury to the everyday.

BEDROOM ONE

17' 5" x 8' 7" (5.33m x 2.62m)

BEDROOM TWO

11' 6" x 9' 4" (3.53m x 2.87m)

FAMILY BATHROOM

OUTSIDE

REAR GARDEN

The appeal of this delightful home extends to the outside, where the rear garden offers a surprisingly private and tranquil retreat. Thoughtfully landscaped, it features a harmonious blend of slab-paved patios, manicured lawns, and a charming stone-chipped seating area nestled at the foot of the garden.

Adding to the home's functionality are a set of brick-built outbuildings, providing excellent storage solutions and the added benefit of a gardener's WC-perfect for those who appreciate outdoor living.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

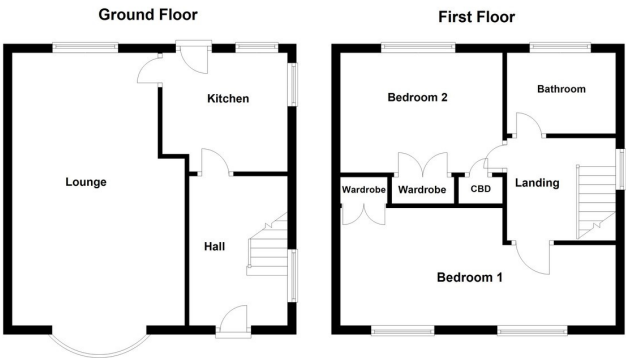


TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements