



- Well-presented, semi-detached family home
- Sought-after location close to local schools, and amenities
- Lounge and separate dining room offering flexible living space
- Fitted kitchen with access to a pantry and useful utility area
- Ground floor shower room providing added convenience
- Three well-proportioned bedrooms to the first floor
- Family bathroom
- Generous rear garden, perfect for families and outdoor entertaining
- Large driveway offering ample off-road parking



**FAIRFAX ROAD, SUTTON COLDFIELD, B75 7JU - PRICE GUIDE £300,000**

Situated in a sought-after location this well-presented, semi-detached home offers generous and versatile living space, ideal for families. Perfectly positioned close to local schools, shops, and transport links, the property features a welcoming lounge, separate dining room, fitted kitchen, useful utility area, and a convenient ground floor shower room. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the home benefits from a spacious driveway providing ample off-road parking, a garage, and a well-maintained rear garden, ideal for outdoor enjoyment.

Approached via a generous block-paved driveway offering parking for multiple vehicles, with meadow-style planting and bushes to the side.

**PORCH:** Entered via an obscure glazed door with matching side window, giving access to:

**HALL:** Accessed via a wooden internal door, with radiator and stairs to first floor.

**LOUNGE:** 12'02" max / 10'03" min x 13'02". PVC double-glazed window to front, radiator, feature log burner-style fire with a brick-built surround, wooden beam over and tiled hearth.

**DINING ROOM:** 10'03" x 10'01". Aluminium framed sliding patio doors opening to the rear garden, radiator.

**FITTED KITCHEN:** 14'02" max / 9'06" min x 8'01". PVC double-glazed window to rear. Fitted with a range of wall and base units with wood-style work surfaces, incorporating a stainless steel sink and drainer. Space for dishwasher, oven with hob and extractor hood over, and space for fridge freezer.

**DOOR LEADING TO:**

**INNER HALL:** With pantry-style cupboard and access to lean-to, utility and shower room.

**LEAN-TO:** Useful additional space with potential for storage.

**DOWNSTAIRS SHOWER ROOM:** Fitted with a low flushing WC, enclosed shower with tiled surround, radiator.

**UTILITY ROOM:** PVC double-glazed window to rear, hand wash basin, space and plumbing for washing machine and dryer, radiator.

**LANDING:** PVC double-glazed window to side, doors leading to all bedrooms and bathroom.

**BEDROOM ONE:** 13'06" x 10'03". PVC double-glazed window to front, radiator, built-in wardrobe/storage.

**BEDROOM TWO:** 12'03" x 9'09". PVC double-glazed window to rear, radiator, space for freestanding bedroom furniture.

**BEDROOM THREE:** 9'07" max / 7'04" min x 8'02". PVC double-glazed window to front, radiator, built-in over-stairs storage cupboard.

**FAMILY BATHROOM:** Obscure PVC double-glazed window to rear. Fitted with a white suite comprising of low flushing WC, hand wash basin, and panelled bath with electric shower over. Radiator and access to airing cupboard.

**Garage:** Accessed either via the rear garden or through a secure gated entrance. (Please check the suitability for your own vehicle).

**REAR GARDEN:** A delightful and maintained rear garden offering a combination of practicality and privacy, ideal for both relaxing and entertaining. Featuring a paved and concrete patio area, perfect for outdoor seating and dining, leading onto a neatly lawned section bordered by a variety of mature shrubs and planting. A pathway runs to the rear of the garden, providing access to the garage. The garden enjoys a good degree of privacy and offers excellent potential for further landscaping or customisation to suit individual needs.



**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** B

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

