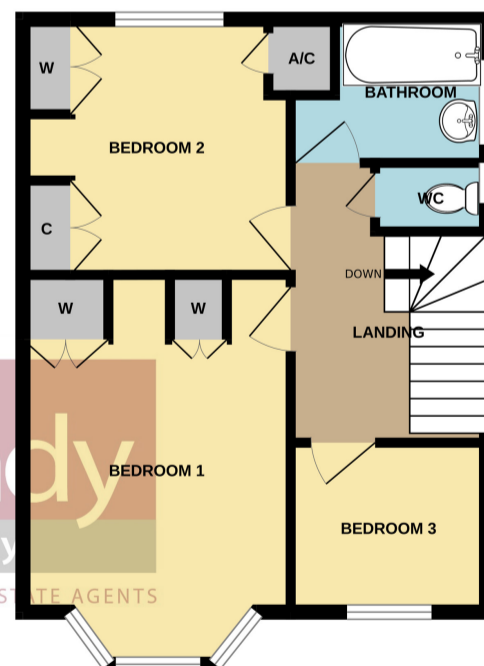
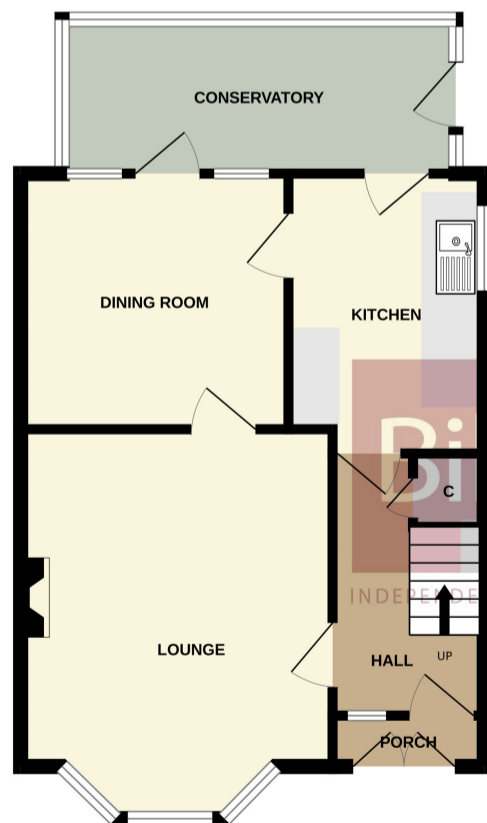


**DRAFT**

GROUND FLOOR

1ST FLOOR



25 DEVEREUX ROAD, SUTTON COLDFIELD B75 6TQ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



**25 Devereux Road, Sutton  
Coldfield, West Midlands, B75 6TQ**

**£325,000 Freehold**

Hidden behind a discreet frontage at the end of this popular residential cul de sac is a true delight. The garden to this property is positively huge and would be a match for any serious gardening enthusiast, and is coupled with a lovely semi detached family home which has been beautifully cared for over many years by the present owner. Now with tremendous scope and potential this excellent family home in such a sought after cul de sac setting must be high on any potential house buyers list. Being available with the benefit of no upward chain, this property is going to be very popular and an early viewing would be strongly recommended.



**ENCLOSED PORCH**

approached via UPVC double glazed double entrance doors and having quarry tiled floor and inner door opening to:

**RECEPTION HALL**

having stairs leading off with cupboard space below, Valor gas wall heater and door to:

**LOUNGE**

4.70m into bay x 3.74m (15' 5" into bay x 12' 3") having a central tiled fireplace with inset living flame coal effect gas fire, coving, two wall light points, secondary glazed bay window to front and door to:

**DINING ROOM**

3.15m x 3.03m (10' 4" x 9' 11") having gas wall heater, coving, UPVC double glazed French door to conservatory and windows to same. Door to:

**KITCHEN**

3.25m x 2.42m (10' 8" x 7' 11") having work surface space with base storage cupboards and drawers, wall mounted storage cupboard, single drainer sink unit with mixer tap, tiled splashback, space for fridge, pantry store cupboard, space for gas cooker, extractor fan, secondary glazed window to side and a UPVC composite double glazed door to:

**CONSERVATORY**

4.69m x 1.83m (15' 5" x 6' 0") being UPVC double glazed on a brick base and having door to garden, tiled floor and plumbing for washing machine.

**FIRST FLOOR LANDING**

having secondary glazed window to side, loft access hatch and doors to:

**BEDROOM ONE**

4.70m max into bay x 3.13m (15' 5" max into bay x 10' 3") having fitted wardrobes, coving and secondary glazed bay window to front.



**BEDROOM TWO**

3.15m x 3.09m (10' 4" x 10' 2") having fitted wardrobes, secondary glazed window to rear overlooking the extensive garden and built-in airing cupboard housing a pre-lagged hot water cylinder and linen shelving.

**BEDROOM THREE**

2.70m x 2.49m (8' 10" x 8' 2") having secondary glazed window to front and coving.

**BATHROOM**

having a panelled bath, pedestal wash hand basin, ceramic wall tiling, obscure secondary glazed window to side and electric heater.

**SEPARATE W.C.**

having close coupled W.C. and window.



**OUTSIDE**

The property is located at the end of the cul de sac with a concrete slabbed driveway and lawned foregarden and there is a gated access leading to the rear. Without doubt the most outstanding feature of this property is its stunning south facing rear garden which is truly delightful. Very generous in its proportion the garden is set principally to lawn with defined perimeters and is full of a wealth of well cared for shrubs and plants, established trees and herbaceous borders. Clearly a garden for the enthusiast, this is a rare opportunity and certainly one not to be missed.

**GARAGE**

5.92m x 2.44m (19' 5" x 8' 0") a concrete sectional garage approached via an up and over entrance door and having window to rear, personal door to garden and light and power.

**COUNCIL TAX**

Band D.

**TENURE**

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

**VIEWING**

By arrangement with the Selling Agents, Bill Tandy and Company, 5 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BL on 0121 323 48 48 or [fouroaks@billtandy.co.uk](mailto:fouroaks@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

