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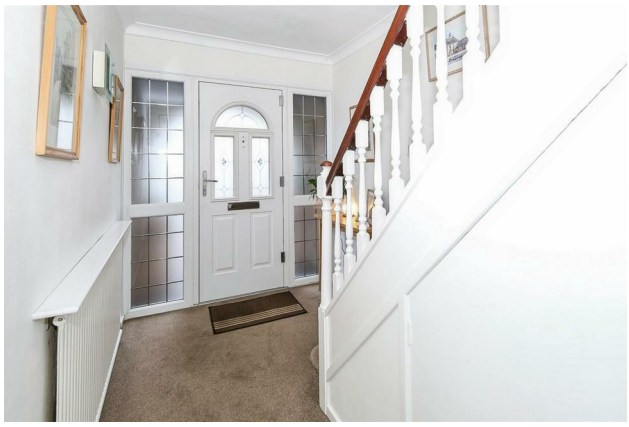
HERE TO GET *you* THERE

22 Slade Road, Mere Green, Sutton Coldfield, B75 5PG

Asking Price £650,000

Property Images

















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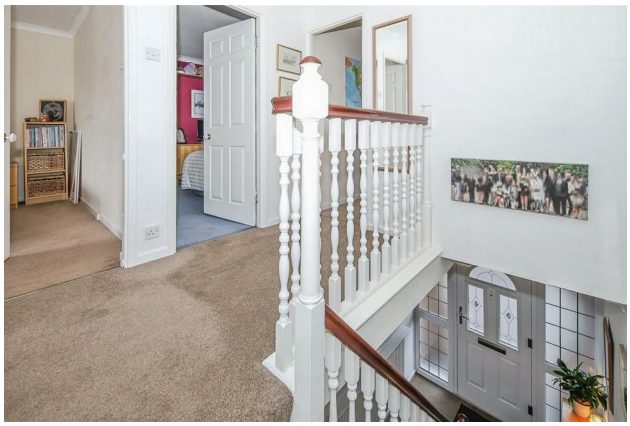












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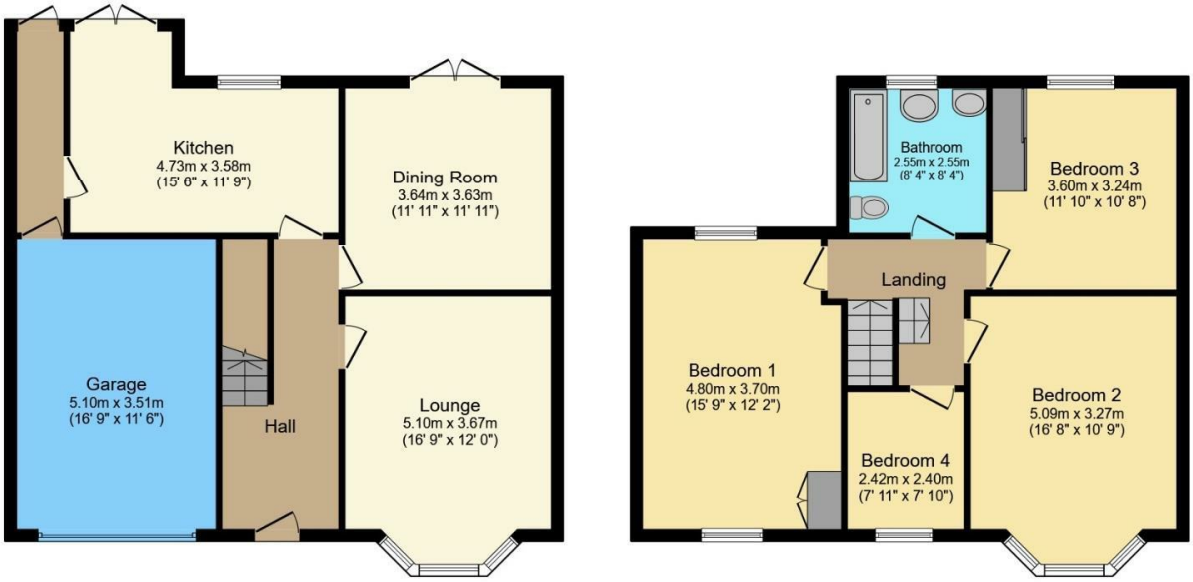






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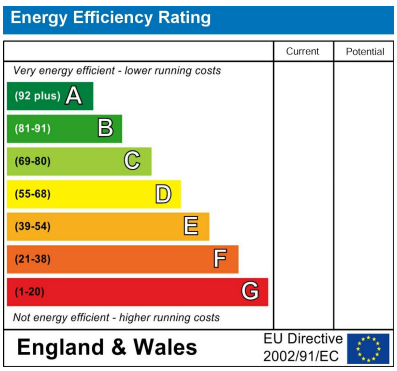


Ground Floor **First Floor**

Total floor area 141.4 sq.m. (1,522 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC



Map



Details

Type: House - Detached Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

A beautifully presented four-bedroom detached family home, ideally situated in a highly sought-after location close to excellent schools, Mere Green and superb transport and motorway links.

Lovingly maintained by the current owners, this traditional detached home offers spacious and versatile accommodation, making it the perfect choice for modern family living.

The welcoming entrance hall leads to a bright and spacious lounge featuring a charming bay window and an attractive gas fireplace, creating a cosy focal point. A separate dining room enjoys French doors opening onto the rear garden, providing space for family meals and entertaining. The fitted kitchen is equipped with an integrated oven and hob and also benefits from French doors leading out to the garden, allowing plenty of natural light. Completing the ground floor is a convenient guest WC, useful lean-to and a large garage offering excellent storage and practicality.

To the first floor are four well-proportioned bedrooms, with fitted wardrobes to bedrooms one, two and three. Bedroom four offers flexibility as a home office, nursery or child's bedroom. The family bathroom is fitted with both a separate shower enclosure and a bath, while the landing provides access via a drop-down ladder to a partially boarded loft for additional storage.

Outside, the beautifully maintained rear garden is a real feature of the home, offering a peaceful setting with a patio seating area, lawn, ornamental pond, greenhouse and shed – perfect for relaxing, gardening or enjoying time with family and friends. To the front, a generous driveway provides ample off-road parking.

Combining spacious accommodation, a wonderful rear garden and a fantastic location, this lovely family home is perfectly placed for highly regarded schools, the shops, cafés and amenities of Mere Green, together with excellent commuter links. Early viewing is highly recommended.

Features

- Beautifully maintained four-bedroom detached family home
- Spacious lounge with bay window and feature gas fireplace
- Separate dining room and fitted kitchen, both with French doors to the garden
- Guest WC, useful lean-to and large garage
- Four first-floor bedrooms, with fitted wardrobes to bedrooms one, two and three
- Family bathroom with separate bath and shower
- Attractive rear garden with patio, lawn, pond, greenhouse and shed
- Highly sought-after location
- Council Tax Band E
- EPC TBC