



Holly Cottage, 1 Park Drive
Four Oaks, Sutton Coldfield, B74 2YA



Sutton Coldfield
Fine Residential

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This delightful period cottage occupies a prominent corner position in this sought after location close to Sutton Park and within walking distance of Mere Green, all amenities and public transport including cross city rail services from Four Oaks station.

Most attractive in appearance with classic elevations, this charming, deceptively spacious cottage with gas central heating and many original features briefly comprises-

Dining Hall 13'1" x 11'9" with open tiled fireplace and bay window to front.

Study 11' x 8'2" with fitted oak cabinets and drawers, arched window to front and original window to side.

Snug 11'7" x 11' with central exposed brick chimney breast and log burner, shelves and recess to side. Window at front.

Sitting Room with open arched fireplace, two windows at front and attractive arched windows overlooking the gardens.

Rear entrance hall and second staircase to the first floor.

Guest cloakroom/Laundry with WC, handwash basin, plumbing for washing machine and central heating boiler.

Breakfast/Kitchen 20' x 7'9" with stainless steel sink, floor cupboards and drawers, plumbing for dishwasher, polished stone work surfaces, wall cupboards, ceramic wall tiling, window overlooking gardens and door to patio.





On the First Floor

Bedroom One 12'7" x 11'7" with windows at front and side overlooking garden.

Walk in Wardrobe with dormer window

Bathroom/WC with bath, vanity unit with inset washbasin, bidet, corner shower and WC.

Bedroom Two 11'9" x 11' vanity unit with inset washbasin and window at front.

Dressing Room/Bedroom Three 11'x8' with window at front, (There is potential to create an Ensuite).

Outside

Drive with parking

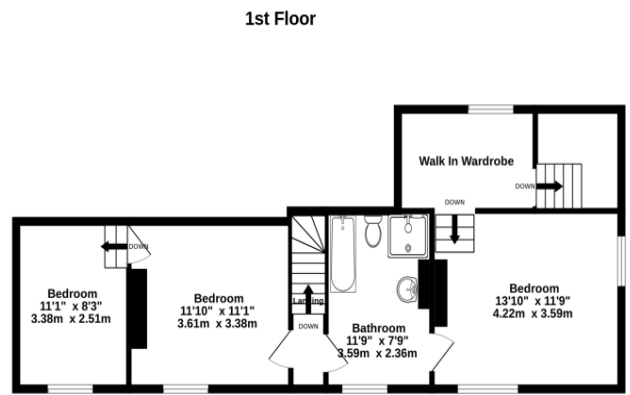
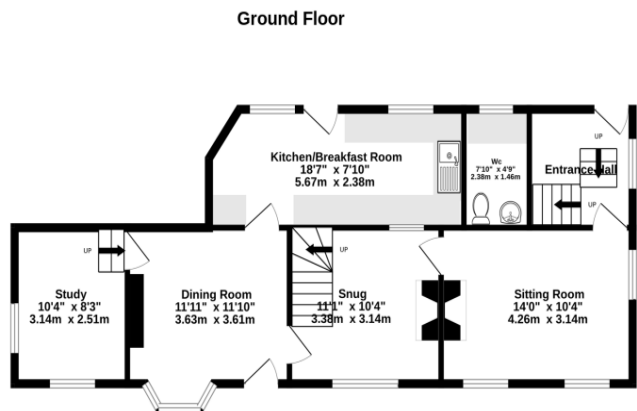
Detached Double Garage 18' x 15'6" with light, power and rear door to garden.

Gated Side Entrance

Private Courtyard Garden with south westerly aspect

Tegular block paved patio with Summer House, rockery water feature, lawn and a variety of shrubs and bushes.





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Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

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