



**NEWTON
FALLOWELL**

Dalkeith Road,
Sutton Coldfield, B73 6PW
£430,000



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FALLOWELL**

Newton Fallowell Sutton Coldfield welcomes you to this impressive semi-detached traditional property in the highly sought location of Boldmere, Sutton Coldfield. The property on Dalkeith Road comprises of a driveway which has ample parking suitable for two vehicles along with a garage. Entrance to the property is gained via a porch to a front door to entrance hall. On the ground floor of the property has a spacious lounge, extended dining room/ sitting room, kitchen, utility and downstairs W/C. The first floor consists of three double size bedrooms and a family bathroom. To the rear of the property is a private maintained garden. The property is situated in a within easy reach of local schools, Sutton Park and has access to transport links into Sutton Coldfield and Birmingham.

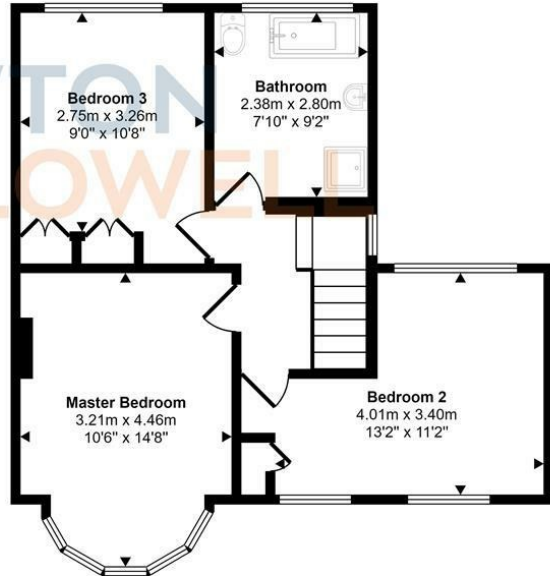
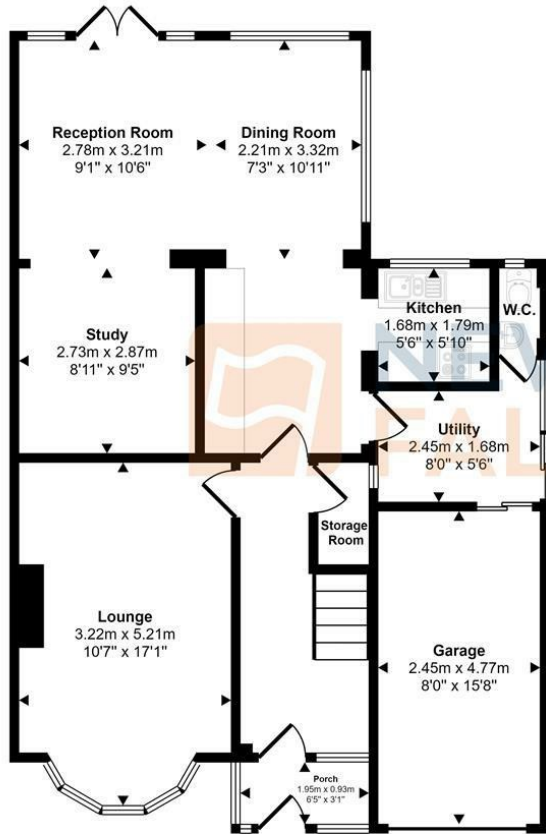
This traditional property is one not to be missed. Check out the 360 tour online and book a viewing today!

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

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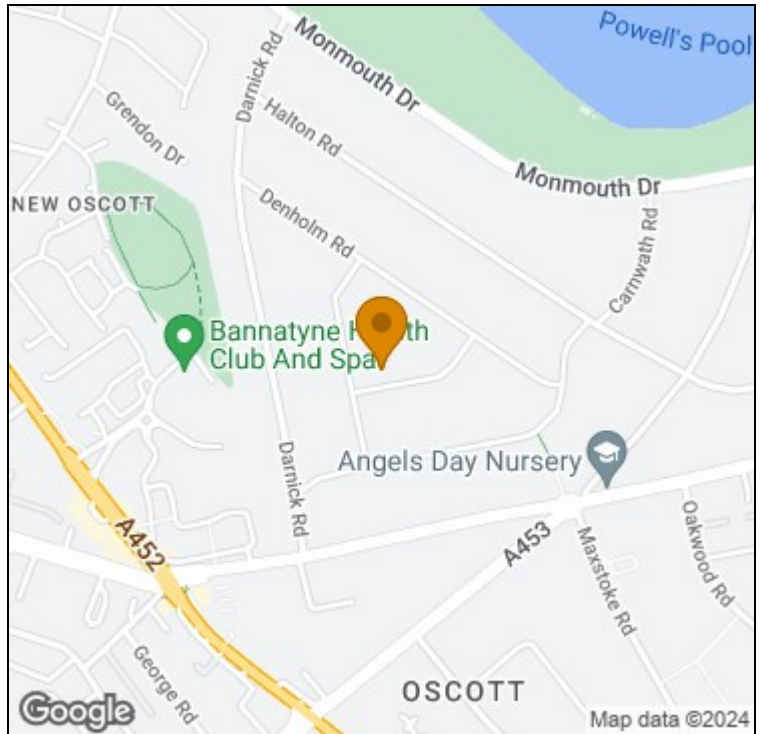
Approx Gross Internal Area
131 sq m / 1415 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



t: 01212709744 e: erdington@goodchilds-uk.com

www.newtonfallowell.co.uk