



**NEWTON
FALLOWELL**

Clifton Road,
Sutton Coldfield, B73 6EB
£275,000



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FALLOWELL**

Newton Fallowell are pleased to welcome this family home which is opposite the beautiful 2,400 acre Sutton Park. This end of terraced property is in a highly sought after area of Sutton Coldfield and benefits from a hallway, with a large open plan reception room/dining room, fitted kitchen and storage room. To the first floor of the property there are three bedrooms and a family bathroom. There is also a garage with the property.

This lovely home is ideally located in catchment for Local Schools and transport links nearby. Also it is in a close proximity to Sutton Coldfield Shopping Centre which offers a wide variety of bar, eateries and shopping facilities.

The house is feehold, however the garage is leasehold (£5 annually). The ground maintenance for the garden and pathways is £1000 per year.

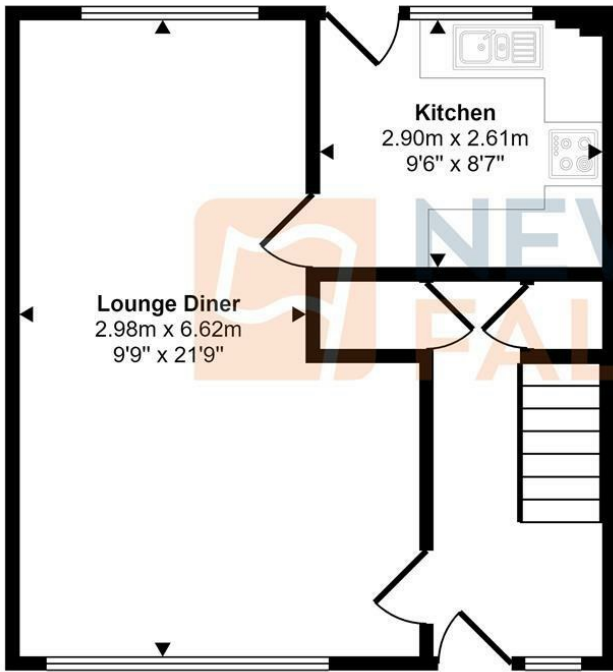
This property is not to be missed. Get in touch today to book a viewing on; 0121 270 9744

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

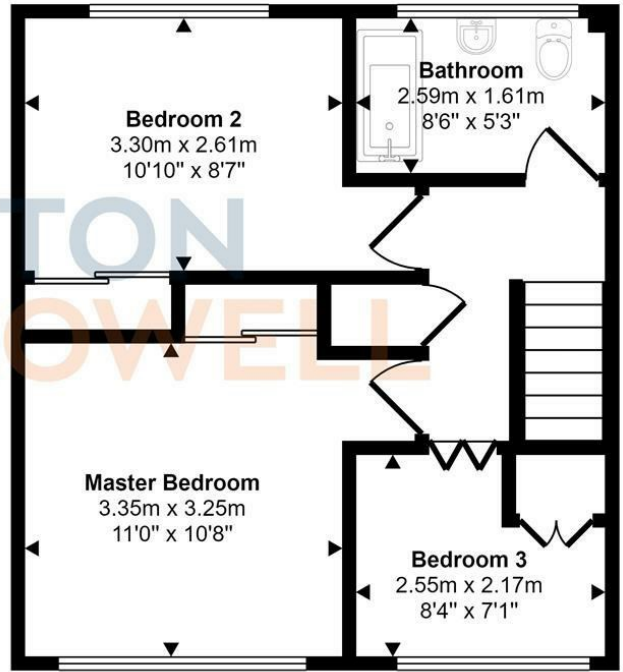
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Approx Gross Internal Area
81 sq m / 867 sq ft



Ground Floor
Approx 40 sq m / 432 sq ft



First Floor
Approx 40 sq m / 434 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	
66	
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	



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