



30 Wakefield Close, Sutton Coldfield, B73 5UT

Offers over £430,000

This semi detached home has huge potential to extend (subject to planning permission) and briefly comprises porch, hallway, lounge, dining area and further sitting area, refitted kitchen, downstairs w/c three good sized bedrooms and refitted bathroom. There is a garage to the side and driveway to the front and a good size garden which has access through to Boldmere High Street. This property must be viewed to appreciate the property on offer !

Approach

Via a driveway for ample cars.

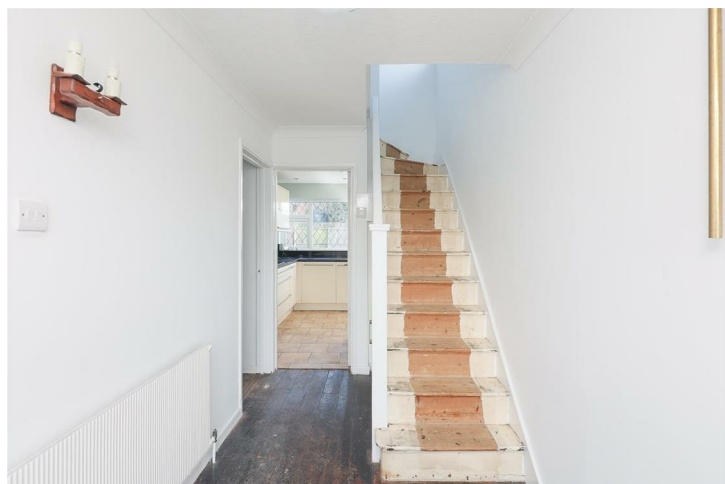


Porch

Double glazed French doors to front, double glazed windows to front and side.

Hallway

Stairs to first floor accommodation and two wall light points



Lounge

14'10" x 11'07" (4.52m x 3.53m)

Double glazed window to front, feature fire place, two radiators and three wall light points.



Dining Area

12' x 10'05" (3.66m x 3.18m)

Radiator and ceiling light point.



Garden Room

9'10" x 7'10" (3.00m x 2.39m)

Double glazed windows to rear and double glazed door to garden.



Downstairs W/C

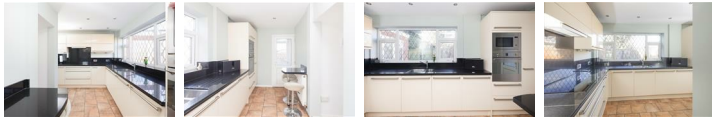
Low level w/c and wash hand basin



Kitchen

13'09" x 10'03" (6'07") min (4.19m x 3.12m (2.01m) min)

Having a range of matching wall base and drawer units, sink with mixer tap over, Smeg electric hob, extractor, oven and microwave, Smeg washing machine, dishwasher and tumble dryer, breakfast bar, radiator, store area, inset ceiling spotlights, radiator and double glazed window to rear.



Inner Hallway

Double glazed door to side, door to downstairs w/c and door to garage.

Landing

Double glazed window to side, wall light point and access to loft.

Bedroom One

11'08" to wardrobes x 11'06" (3.56m to wardrobes x 3.51m)

Double glazed window to front, built in wardrobes, radiator and ceiling light point.

Bedroom Two

10'05" x 12'01" (3.18m x 3.68m)

Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

7' x 7' (2.13m x 2.13m)

Double glazed window to fore, radiator and ceiling light point.



Bathroom

Two double glazed obscure windows to rear, bath, separate shower cubicle with shower over, low level wc, sink set in vanity unit, heated towel rail and ceiling light point.



Rear Garden

15'07" x 8'01" (4.75m x 2.46m)

Having lawned area to side and rear, gated access leading to Boldmere high street, double gated access to side.



Garage

Further Information

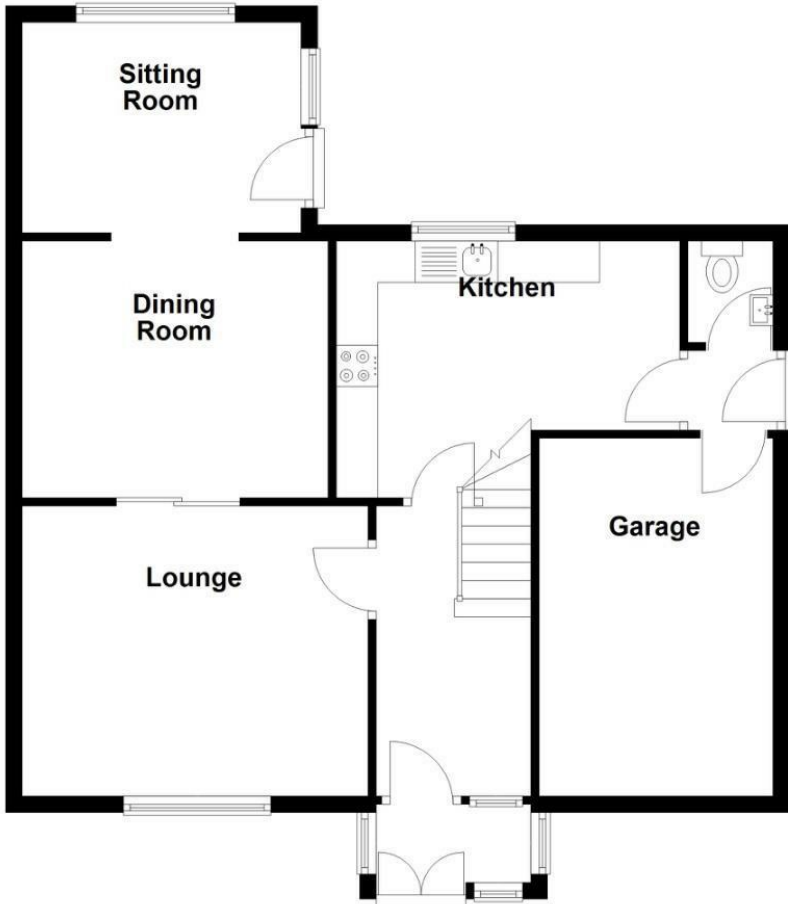
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D
EPC Rating - E

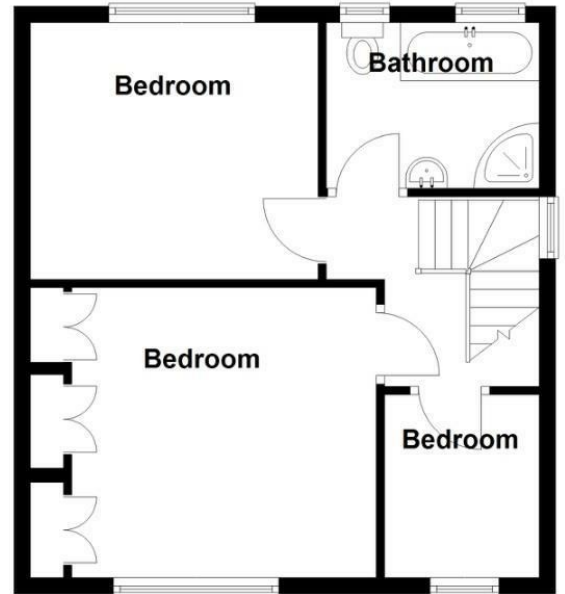
Ground Floor

Approx. 71.9 sq. metres (774.1 sq. feet)



First Floor

Approx. 41.3 sq. metres (445.1 sq. feet)



Total area: approx. 113.3 sq. metres (1219.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	48	
(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		

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