



31 Holbeche Road, Sutton Coldfield

Sutton Coldfield

Offers in Region of **£345,000**

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Sutton Coldfield, Sutton Coldfield

This beautifully presented and modernised three-bedroom end terrace home is located in a sought-after school catchment area, offering easy access to local amenities and transport links. The property is offered with NO CHAIN and boasts spacious and well-designed accommodation throughout.

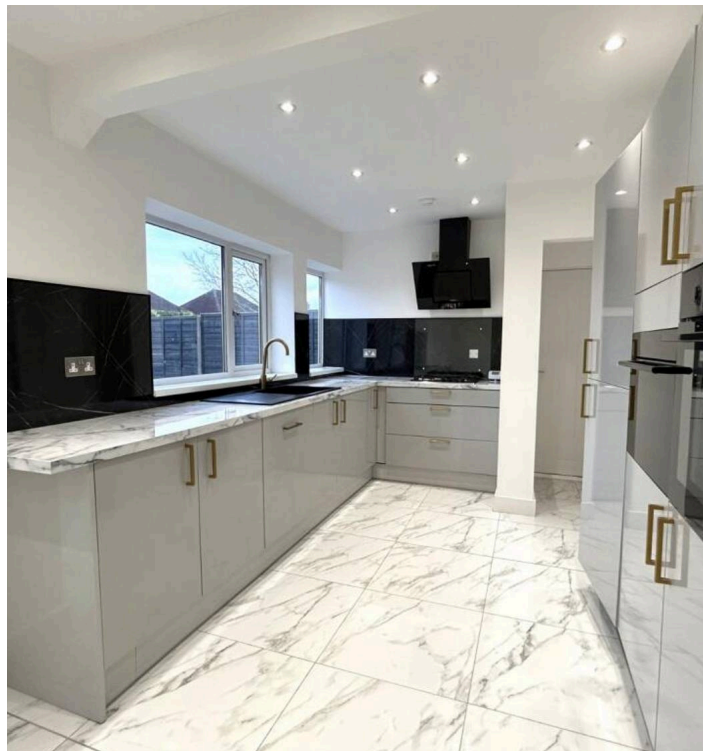
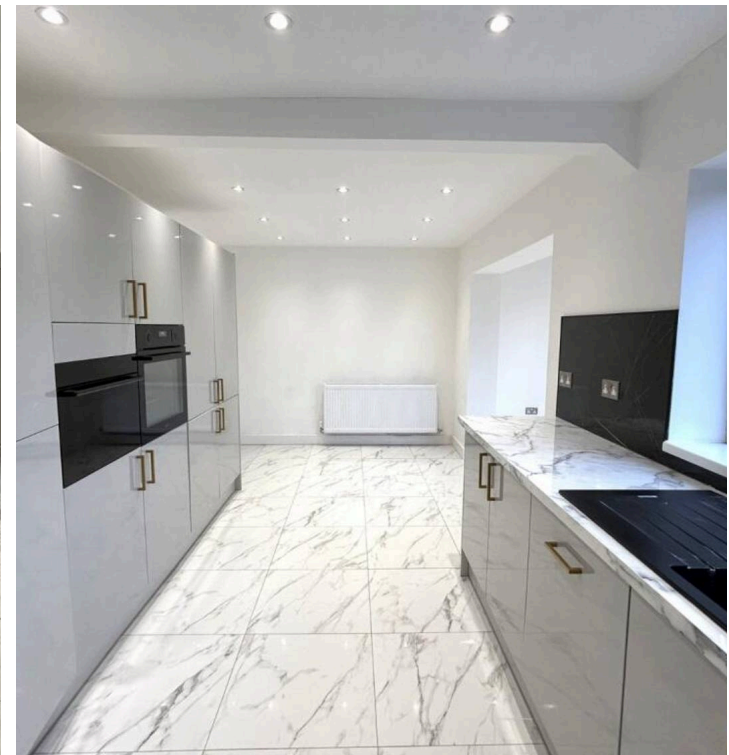
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Substantial 3/4 bedroom semi detached house
- Open plan kitchen/diner/family room
- Downstairs shower room
- Ground floor Office/bedroom 4
- Driveway parking for several vehicles
- Gas central heating
- Enclosed rear garden
- Excellent condition
- Excellent school catchment area
- No Upward Chain



Entrance Porch**Entrance Hall**

Doors to the sitting room, open plan living kitchen family room, and stairs lead to the first floor landing.

Lounge

14' 6" x 14' 11" (4.42m x 4.55m)

Open Plan Kitchen Diner

21' 9" x 9' 4" (6.63m x 2.84m)

Comprising a modern refitted kitchen, having a range of fitted base units with work surfaces over

Family Area

14' 11" x 10' 1" (4.55m x 3.07m)

Ground floor shower room

Walk-in double shower cubicle with rainfall shower over and hand held mixer, low level flush W/C, wall mounted wash hand basin with draw unit under,

Utility room

10' 0" x 7' 2" (3.05m x 2.18m)

Bedroom 4/ Study

9' 8" x 7' 2" (2.95m x 2.18m)

Double glazed window to the front, tiled floor and spotlights to ceiling.

First floor landing**Bedroom 1**

11' 5" x 11' 5" (3.48m x 3.48m)

Bedroom 2

11' 5" x 9' 5" (3.48m x 2.87m)

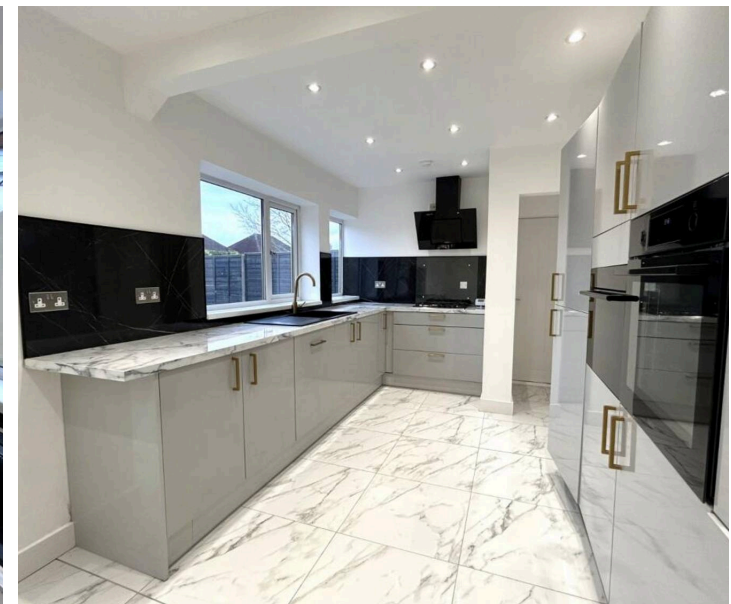
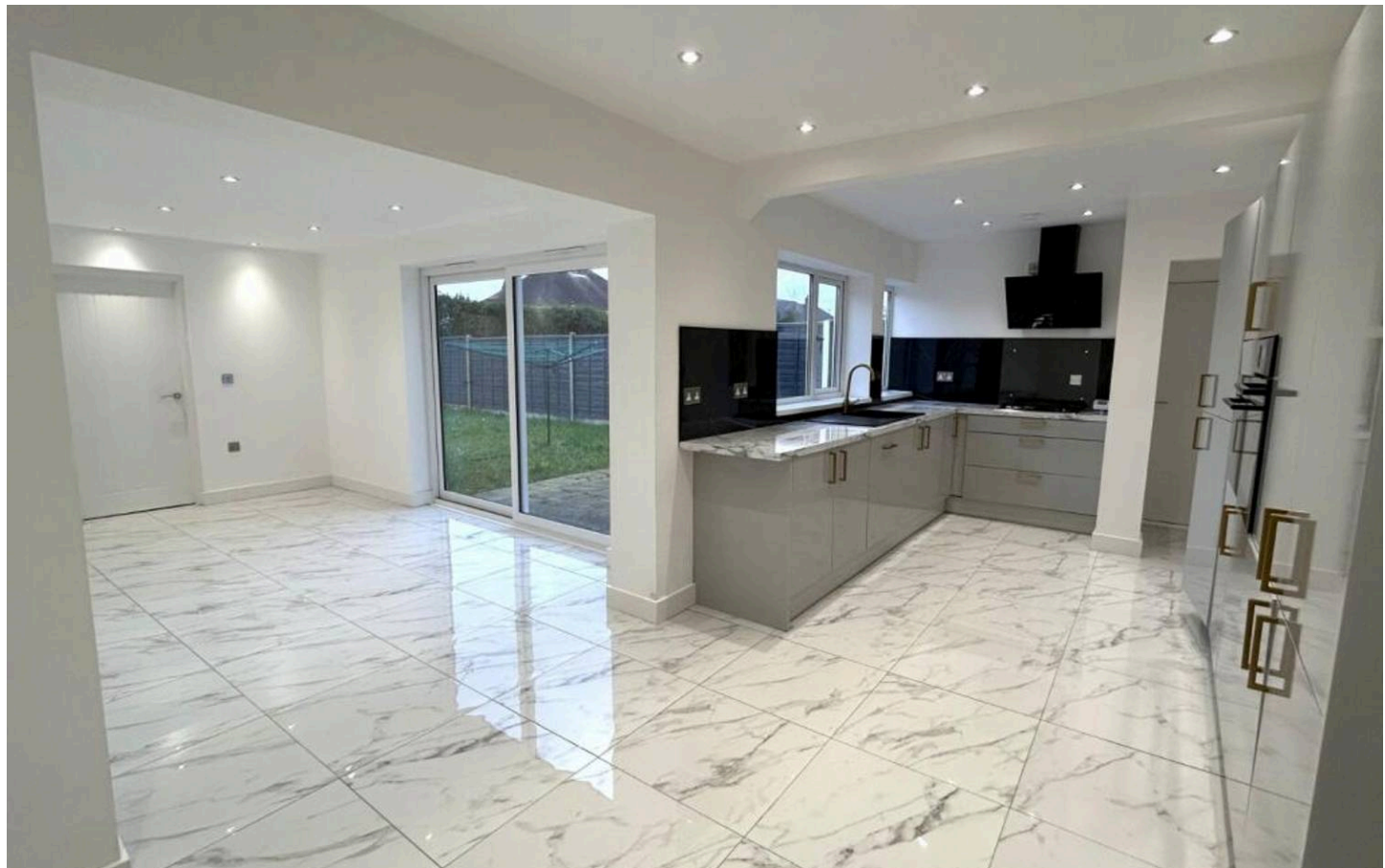
built-in double wardrobes

Bedroom 3

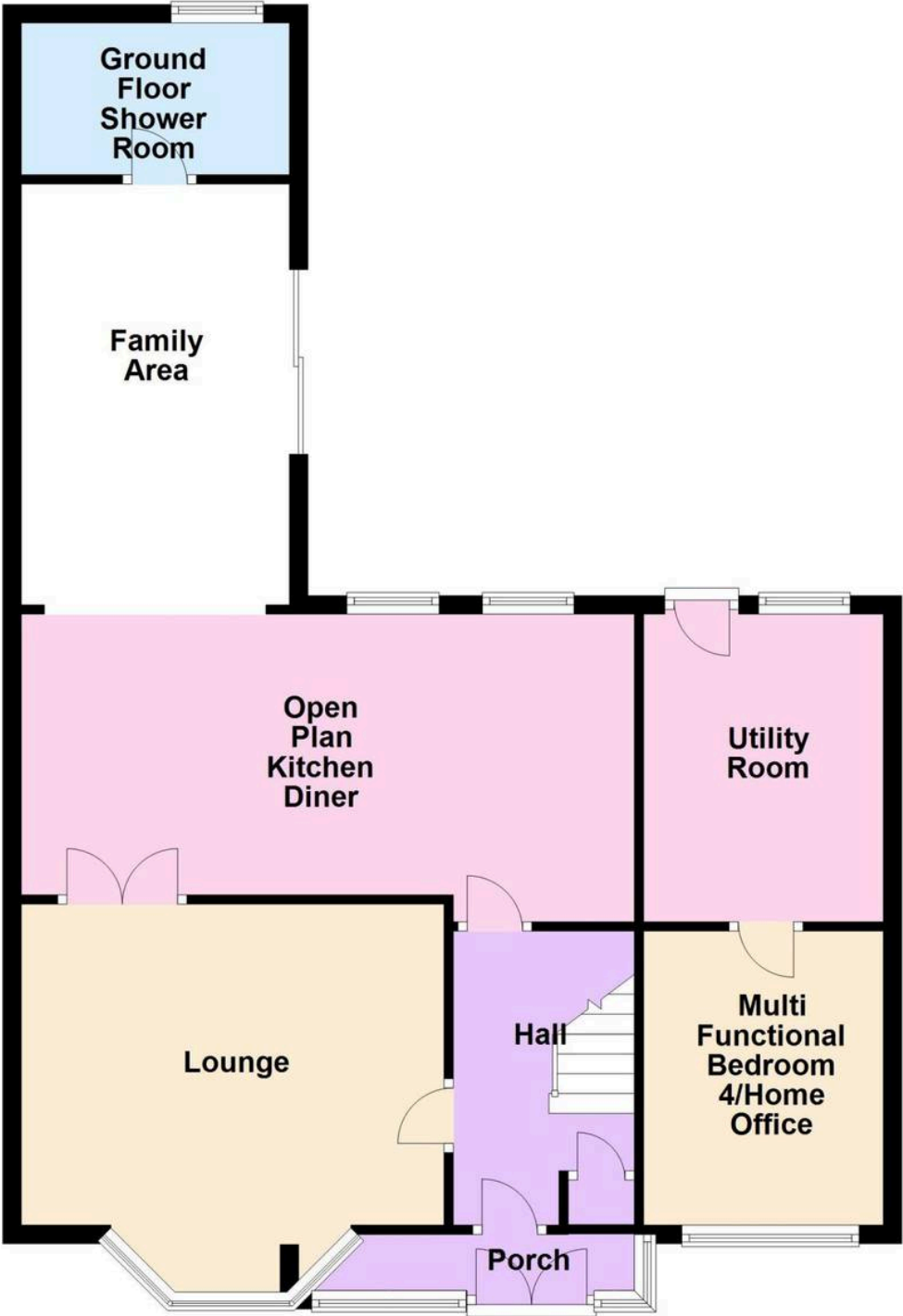
10' 0" x 8' 6" (3.05m x 2.59m)

Bathroom

modern suite comprising paneled bath, rainfall shower and hand held mixer over, wash hand basin with cupboard under, low level flush W/C.



Ground Floor



First Floor

