



118 Mere Green Road, Sutton Coldfield

Sutton Coldfield

In Excess of £395,000

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Sutton Coldfield, Sutton Coldfield

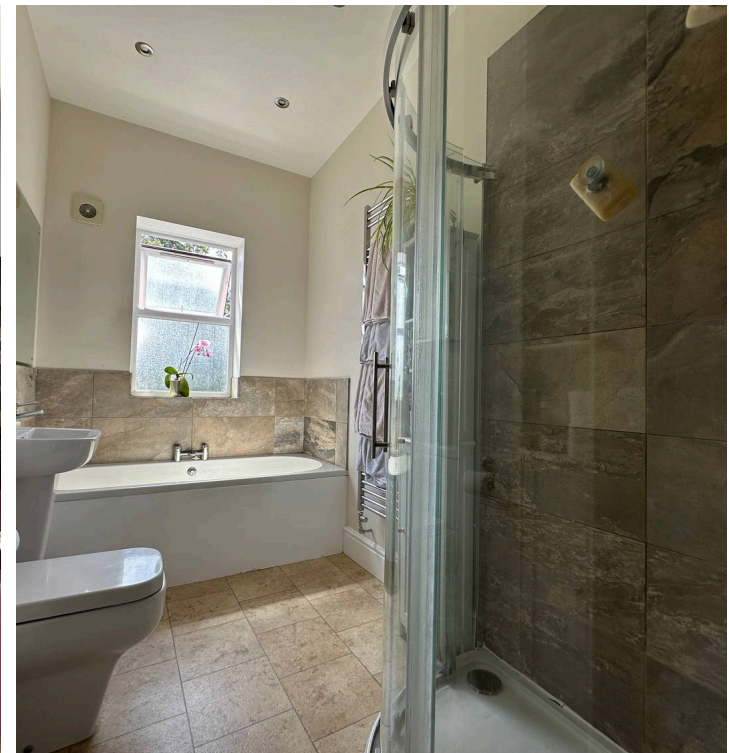
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Four bedroom terraced cottage
- Delightful family house
- Substantially extended
- Superb kitchen / family room / dining area
- Bifold doors extending to sunny patio area
- Downstairs cloakroom
- Three floors of accommodation
- Arthur Terry catchment area
- Walking distance to Mere Green centre
- Mature private garden



Hallway

14' 7" x 3' 4" (4.45m x 1.02m)

Boot room

9' 10" x 6' 3" (3.00m x 1.91m)

Utility room

7' 4" x 6' 8" (2.24m x 2.03m)

Cloakroom

4' 1" x 4' 0" (1.24m x 1.22m)

Family room

13' 2" x 14' 10" (4.01m x 4.52m)

Kitchen/Breakfast room

19' 10" x 14' 7" (6.05m x 4.45m)

First floor landing

15' 7" x 3' 11" (4.75m x 1.19m)

Bedroom

19' 10" x 8' 0" (6.05m x 2.44m)

Bedroom

13' 10" x 7' 9" (4.22m x 2.36m)

Family bathroom

10' 6" x 5' 9" (3.20m x 1.75m)

Second floor bedroom

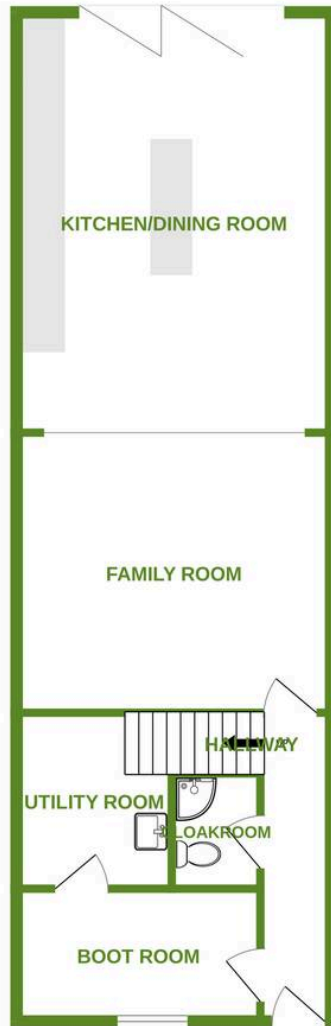
19' 10" x 13' 6" (6.05m x 4.11m)

Second floor bedroom

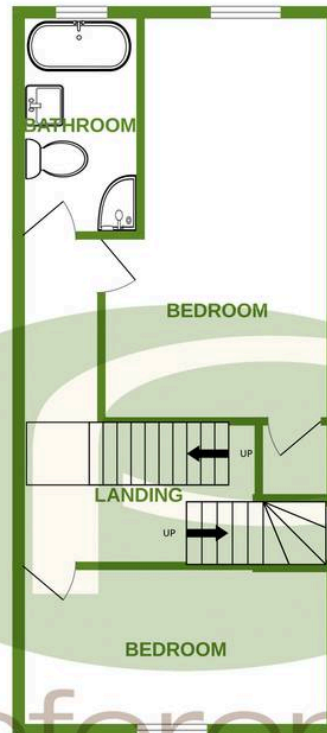
9' 10" x 6' 3" (3.00m x 1.91m)



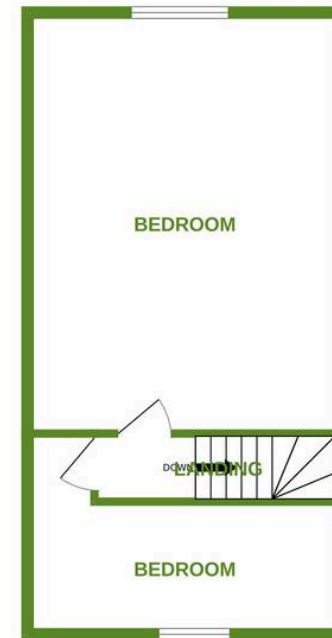
GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



2ND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



preferential

TOTAL FLOOR AREA : 1626 sq.ft. (151.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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