



Kimberley Close, Sutton Coldfield

£675,000

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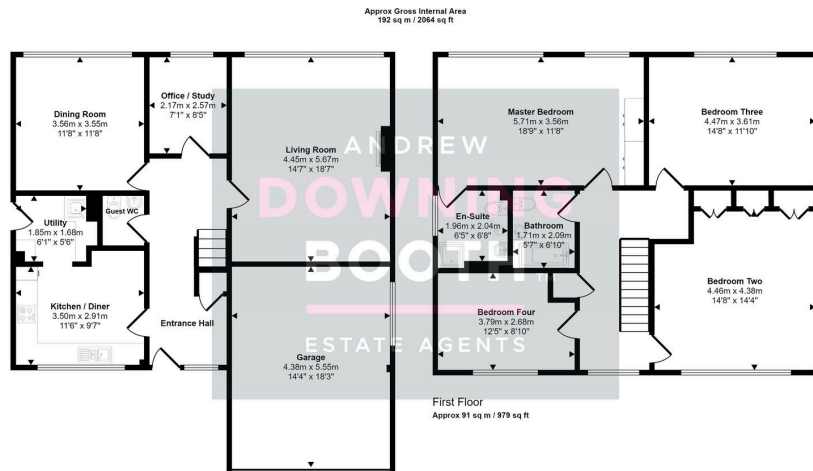
An exceptional opportunity for a consistently very spacious and wonderfully situated four double bedroom home in the highly desirable town of Sutton Coldfield. This impressive detached property in Kimberley Close comes to the market with plenty on offer, from having no upward chain, to the fabulous room sizes across both floors and the tranquil, private plot.

Location-wise, the property benefits from sitting within walking distance to both Streetly Village (boasting shops, an Indian restaurant, Italian restaurant, coffee shop, a bar, hairdressers and more) and the nationally recognised Sutton Park, offering an abundance of scenic walks, whilst also enjoying easy access to the very centre of Sutton Coldfield, offering transport links to Birmingham city centre and other surrounding areas.

The accommodation is set across two floors, with an entrance hall, a generous living room, dining room, home office/sitting room, kitchen/diner with utility room and guest WC all to the ground floor, whilst the four excellent size double bedrooms (Master with en-suite) and main bathroom sit to the first, with potential to reconfigure if desired, subject to gaining any necessary permissions. A good size driveway and lawned front garden is complimented by an idyllic and private rear garden to make up the property's exterior, with an integral garage offering plenty of additional storage.

This property truly offers the potential to be just about the perfect family home; we must advise booking in a viewing at your earliest convenience.





Ground Floor
Approx 101 sq m / 1086 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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Four Double Bedroom
- Detached Property In Sutton Coldfield
- Highly Desirable Location, Walking Distance To Sutton Park
- Excellent Master Bedroom With Built In Wardrobes & En-Suite
- Separate Living & Dining Rooms Plus Home Office / Sitting Room
- EPC Rating: D
- No Upward Chain
- Very Generous Room Sizes Across Both Floors
- Highly Private & Tranquil Garden With Spacious Driveway & Garage
- Kitchen / Diner With Utility Room
- Council Tax Band: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	