



**Knipersley Road, Sutton Coldfield B73 5JT**

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**welcome to**

## **Knipersley Road, Sutton Coldfield**

**\*\*TRADITIONAL SEMI DETACHED PROPERTY\*\*GREAT LOCATION\*\*LOUNGE AND SEPARATE DINING ROOM\*\*RE FITTED KITCHEN\*\*SIDE UTILITY AREA\*\*DRIVEWAY AND SIDE GARAGE\*\*THREE BEDROOMS\*\*RE FITTED BATHROOM\*\*REAR GARDEN\*\*CALL 0121 747 4722 TO BOOK YOUR VIEWING\*\***

### **Agent Note**

Council Tax Band C.

### **Entrance Hall**

Stairs to first floor, radiator and ceiling lightpoint.

### **Lounge**

14' 9" x 12' 9" ( 4.50m x 3.89m )

Double glazed bay window and sliding doors to rear, feature fireplace, radiator and ceiling lightpoint.

### **Dining Room**

14' 4" x 10' 3" ( 4.37m x 3.12m )

Double glazed bay window to front, feature fireplace, parquet style floor, radiator, ceiling lightpoint and two wall lightpoints.

### **Kitchen**

6' 8" x 12' 3" ( 2.03m x 3.73m )

Double glazed window to rear, door to side, integrated appliances, fridge/freezer, oven, microwave, and a Bristan instant hot water tap, steel sink and drainer, cupboard, draw units and roll top work surfaces, radiator and two ceiling lightpoints.

### **Utility**

Door to rear to garden and garage and lean to light and power.

### **Landing**

Double glazed window to side, loft access and ceiling lightpoint.

### **Bedroom One**

10' 5" max x 15' in bay ( 3.17m max x 4.57m in bay )

Double glazed bay window to front, fitted wardrobes, radiator and ceiling lightpoint.

### **Bedroom Two**

15' into bay x 10' 2" ( 4.57m into bay x 3.10m )

Double glazed bay window to rear, fitted wardrobes, radiator and ceiling lightpoint.

### **Bedroom Three**

7' 2" x 5' 9" ( 2.18m x 1.75m )

Double glazed window to front, radiator and ceiling lightpoint.

### **Bathroom**

Obscure double glazed window to rear, free standing bath with shower over, pedestal basin, heated towel rail radiator and ceiling lightpoint.

### **Wc**

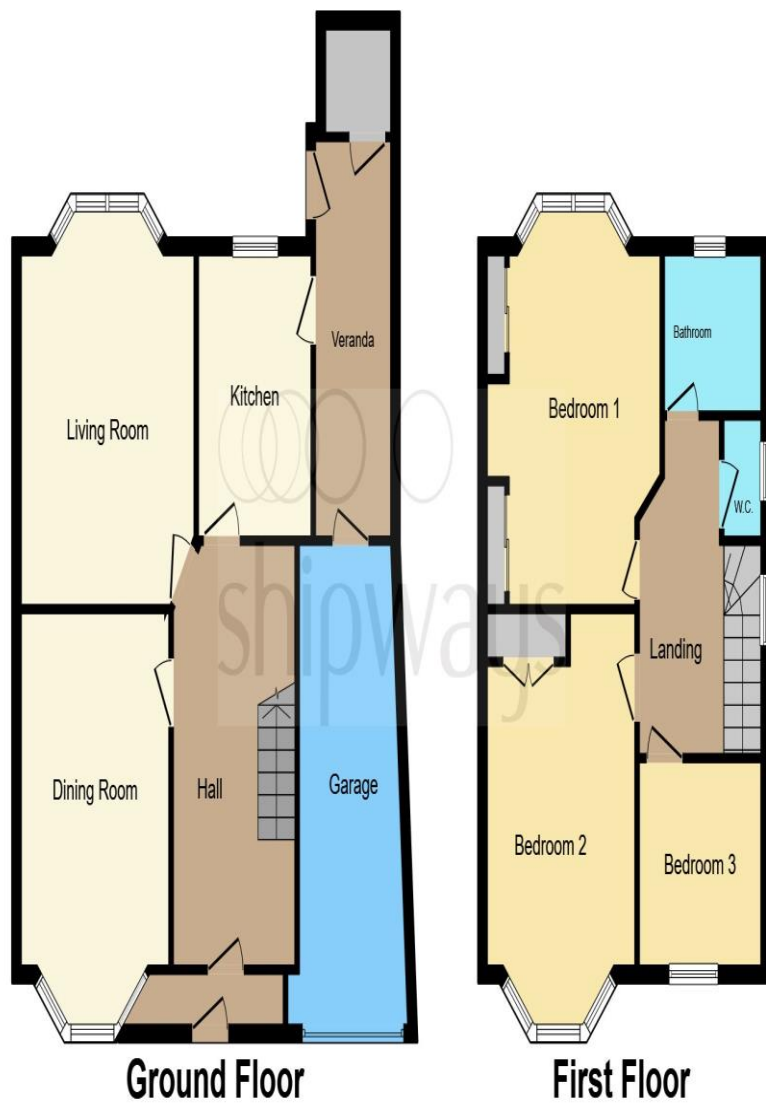
Obscure double glazed window to front, low level wc, radiator and ceiling lightpoint.

### **Garage**

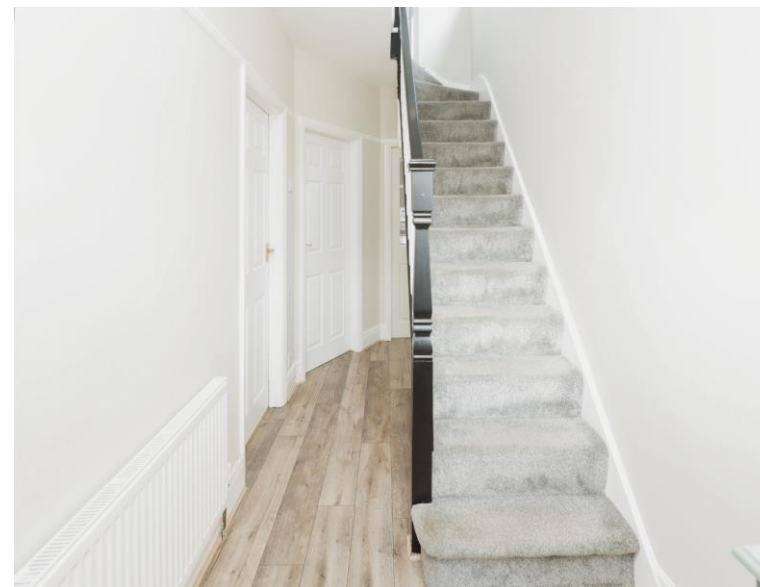
18' 3" x 7' 3" ( 5.56m x 2.21m )

Bi fold doors, window to side, wall boiler power and light point.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Knipersley Road,**  
**Sutton Coldfield**

- GREAT LOCATION
- THREE BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

offers over  
**£325,000**



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