



Sutton Oak Road, Sutton Coldfield B73 6TL

welcome to

Sutton Oak Road, Sutton Coldfield

SEMI DETACHEDTHREE BEDROOMS***KITCHEN***LEAN TO***LOUNGE***DINING ROOM***FAMILY BATHROOM***DRIVEWAY***GARAGE***REAR GARDEN***

##Invalid Field Name##

Approach

Tarmac driveway, up and over door into the garage and door into

Porch

Windows to the front, door into

Entrance Hall

Radiator, ceiling light point, stairs to the first floor, doors to

Lounge

13' 9" x 10' 3" (4.19m x 3.12m)

Double glazed window to the front, radiator, ceiling light point, gas fire and fireplace, opening into dining room

Dining Room

10' 9" x 10' 3" (3.28m x 3.12m)

UPVC patio doors to the rear, ceiling light point, radiator

Kitchen

9' 11" x 7' 7" (3.02m x 2.31m)

Double glazed window to the rear, wall and base units with roll top worksurfaces, sink and drainer, space for a cooker, plumbing for washing machine, wall mounted boiler, door to pantry and door to lean to

Lean To

UPVC door to front, ceiling light point, door into the garage, door to the rear garden and door into

Wc

Window to the side, low level wc, wash hand basin, ceiling light point

Landing





Double glazed window to the side, loft access, ceiling light point, doors to

Bedroom One

11' 9" x 10' 4" (3.58m x 3.15m)

Double glazed window to the front, two ceiling light points, radiator

Bedroom Two

10' 11" x 10' 2" (3.33m x 3.10m)

Double glazed window to the rear, radiator, ceiling light point

Bedroom Three

Double glazed window to the front, radiator, ceiling light point

Bathroom

Double glazed window to the rear, bath, stand alone corner shower, pedestal wash hand basin, heated towel rail, airing cupboard, spot lights, tiled walls.

Seperate Wc

Double glazed to the rear, low level wc, ceiling light point

Rear Garden

Patio area, mainly laid to lawn with fenced borders

Agent Note

The property benefits from a cctv system and also a full range solar panels with a fitted storage battery.



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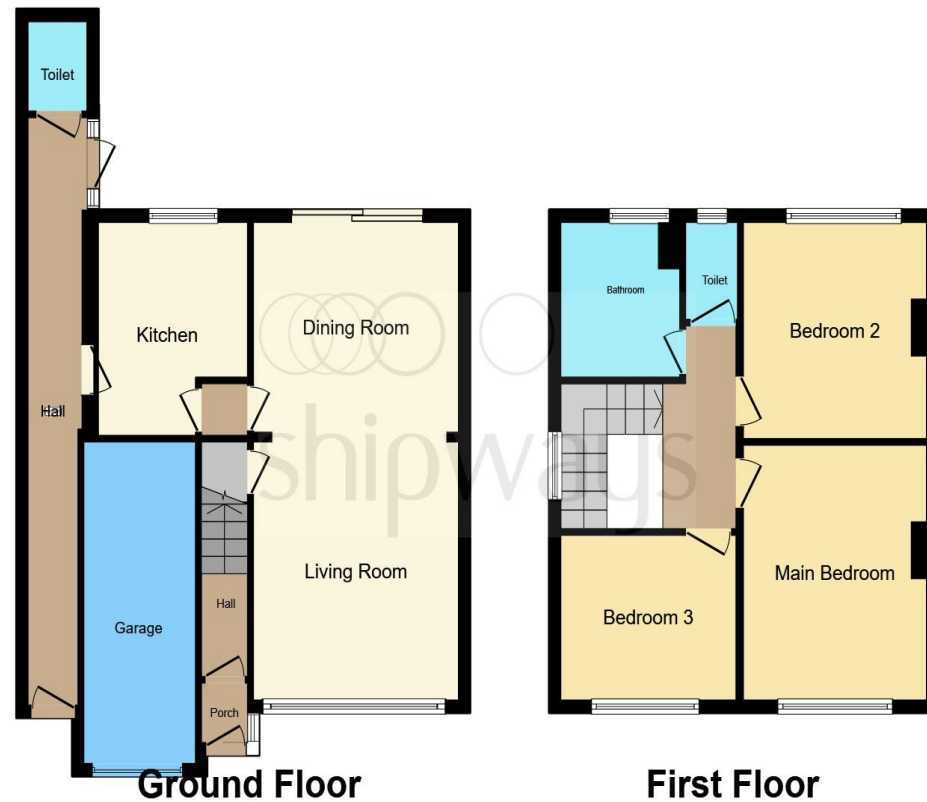
Sutton Oak Road, Sutton Coldfield

- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN

Tenure: Freehold EPC Rating: D

offers in excess of

£320,000



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

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Property Ref:
GRB110958 - 0006

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