



Maney Hill Road,
Sutton Coldfield, B72 1JW

Offers in the Region Of £585,000



Property Specification

BEING SOLD THROUGH ONLINE AUCTION
BUY IT NOW OPTION AVAILABLE
BUYERS FEE APPLIES
SUPERBLY LOCATED EXTENDED DETACHED HOME
SEPARATE RECEPTION ROOMS

Dining Room 4.39m (14'5") x 3.76m (12'4")

Lounge 3.94m (12'11") x 3.71m (12'2")

Lounge Extension 4.91m (16'1") x 1.70m (5'7")

Family Breakfast Room 5.11m (16'9") max x 2.88m (9'5")

Kitchen 3.91m (12'10") x 1.83m (6')

Utility Room 1.88m (6'2") x 1.69m (5'6")

Store

WC

Hall

Garage 17' 2" x 8' 7" (5.23m x 2.61m)

Porch

Bedroom 3.91m (12'10") x 3.76m (12'4") max plus
0.54m (1'9") x 0.54m (1'9")

Agent's Note:

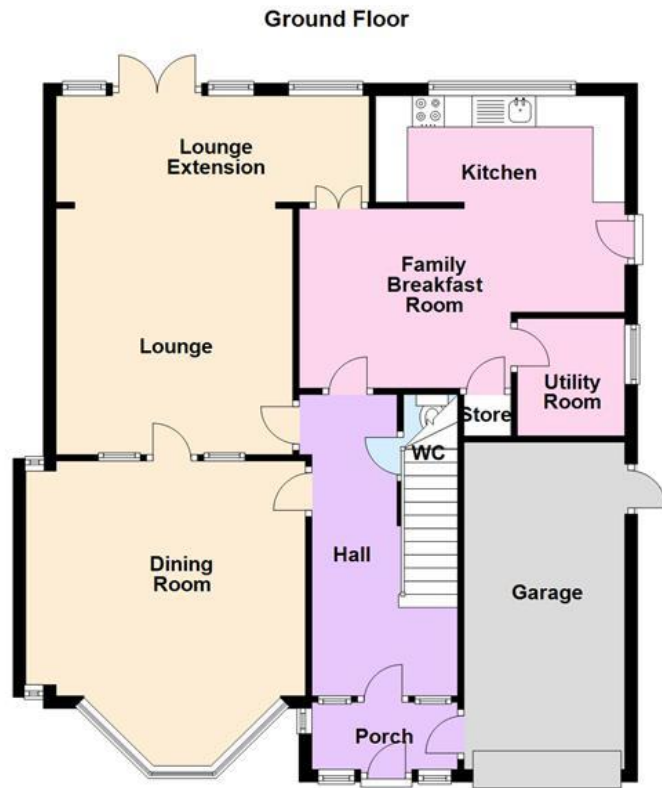
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 28th April 2023

Viewer's Note:

Services connected:
Council tax band: F
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

