



Redacre Road,  
Sutton Coldfield, B73 5EE

Guide Price £340,000

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This superbly located extended semi occupies an enviable location set within close proximity of nearby Boldmere High Street, desirable schools shops and transport links. Offering the advantage of no onward chain the accommodation is accessed via a porch and hall with doors leading off to three reception rooms, a garden/conservatory room and kitchen to the ground floor. To the first floor there are three bedrooms and a shower room. Having off road parking to the front and a mature rear garden with rear access it must be viewed at the earliest opportunity.





## Property Specification

BEING SOLD THROUGH ONLINE AUCTION - BUY IT NOW  
OPTION AVAILABLE - BUYER FEE APPLIES  
SUPERBLY LOCATED EXTENDED TRADITIONAL STYLE SEMI  
THREE RECEPTION ROOMS  
KITCHEN EXTENSION  
GARDEN / CONSERVATORY ROOM

Porch

Hall

Lounge 4.55m (14'11") max x 3.86m (12'8")

Dining Room 3.76m (12'4") x 3.02m (9'11")

Breakfast Room 2.72m (8'11") x 2.64m (8'8")

Kitchen 4.01m (13'2") x 2.57m (8'5")

Garden Room

Bedroom 1 4.55m (14'11") x 3.56m (11'8")

Bedroom 2 3.77m (12'4") x 3.45m (11'4") plus  
0.24m (0'9") x 0.24m (0'9")

Bedroom 3 2.87m (9'5") x 2.16m (7'1")

Shower Room

### 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: 29th September 2023

### Viewer's Note:

Services connected: Gas, Electric, Water and Drainage  
Council tax band: C  
Tenure: Freehold

# 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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

