



Halton Road,  
Sutton Coldfield, B73 6NX

Offers in the Region Of £425,000

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3  1  2 

This well presented semi-detached property occupies a convenient and sought after location set within close proximity of many desirable amenities including local shops, schools and parks.

The accommodation includes separate reception rooms, a generous kitchen, g/f wc, utility passage, three well proportioned bedrooms and a family bathroom with separate bath and shower cubicle.

Outside a driveway provides garage access and off road parking for vehicles whilst a secure covered side passage leads to the well proportioned mature garden and patio.





### ***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: 17th October 2023

## ***Property Specification***

SUPERBLY LOCATED TRADITIONAL STYLE SEMI-DETACHED PROPERTY  
THREE WELL PROPORTIONED BEDROOMS  
SEPARATE LOUNGE AND DINING ROOM  
GENEROUS KITCHEN WITH UTILITY PASSAGE OFF  
GUEST WC

Porch

Hall

Lounge 4.54m (14'11") x 3.30m (10'10")

Dining Room 4.46m (14'8") x 3.30m (10'10") max

Kitchen 3.70m (12'2") x 2.41m (7'11")

Covered Utility Passage

Landing

Bathroom

Bedroom 2 4.46m (14'8") x 3.30m (10'10") max

Bedroom 1 4.64m (15'3") x 3.30m (10'10")

Bedroom 3 3.63m (11'11") x 3.10m (10'2")

Garage

### ***Viewer's Note:***

Services connected: Gas Water Electric & Drainage  
Council tax band: D  
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		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

## Map Location

