



Beacon Road,
Sutton Coldfield, B73 5ST

Offers in the Region Of £495,000

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This superbly located traditional style detached occupies an enviable and coveted position set within close proximity of excellent shops, schools and transport links. Offering many original features the property on offer benefits from no onward chain.

Accessed via a welcoming hall the accommodation includes separate reception rooms, a breakfast kitchen, utility and guest wc.

To the first floor there are four bedrooms a family bathroom and separate wc. Outside a driveway provides off road parking and garage access whilst a secure side gate leads to the mature rear garden and patio.





Property Specification

SUPERBLY LOCATED TRADITIONAL DETACHED PROPERTY
FOUR BEDROOMS
NO ONWARD CHAIN
MANY ORIGINAL FEATURES
SEPARATE RECEPTION ROOMS

Lounge 4.61m (15'2") max x 3.30m (10'10")

Dining Room 5.05m (16'7") x 3.80m (12'6")

Breakfast Kitchen 3.87m (12'8") max x 2.90m (9'6")

Utility 2.88m (9'6") x 1.02m (3'4")

WC

Bedroom 1 5.05m (16'7") x 3.80m (12'6")

Bedroom 2 4.84m (15'11") x 3.30m (10'10")

Bedroom 3 4.02m (13'2") x 3.19m (10'6")

Bedroom 4 3.71m (12'2") x 2.36m (7'9")

Shower Room

WC

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: 4th December 2023

Viewer's Note:

Services connected: Gas, Electricity, Water, Mains Drainage

Council tax band: E

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		
39-54	E	54 E	
21-38	F		
1-20	G		

Map Location

