



Britwell Road,  
Sutton Coldfield, B73 5SN

**£475,000**



£475,000



This superbly located traditional style extended semi-detached home has recently been the subject of a thorough renovation creating a fabulous contemporary home offering no onward chain. Ideally situated for nearby Boldmere High Street the property enjoys close proximity to desirable schools and a superior local transport network.

The newly re-fitted accommodation is accessed via a welcoming hallway with guest cloakroom,

Modern style family room which includes dining/kitchen/lounge area's, utility room, Sitting room.

To the first floor there are three bedrooms and a re-fitted bathroom with separate shower and free-standing bath.

Outside a driveway provides off road parking for vehicles and access to the garage/store whilst to the rear of the property sits a generous mature garden and patio.







## Property Specification

SUPERBLY LOCATED TRADITIONAL STYLE SEMI-DETACHED WITH NO ONWARD CHAIN  
RECENTLY RENOVATED AND IMPROVED THROUGHOUT TO A HIGH STANDARD  
RE-FITTED FAMILY DINING KITCHEN WITH GARDEN ROOM OFF

Hall

Cloakroom

Dining Room 3.35m (11') x 3.06m (10')

Family Dining Kitchen 6.37m (20'11") x 3.36m (11')

Pantry 1.64m (5'4") x 1.15m (3'9")

Utility Room 3.81m (12'6") x 2.00m (6'7")

Bathroom

Bedroom 2 3.35m (11') x 3.06m (10')

Bedroom 1 3.31m (10'10") x 3.20m (10'6")

Bedroom 3 3.36m (11') x 2.16m (7'1")

Garage / Store

### 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:

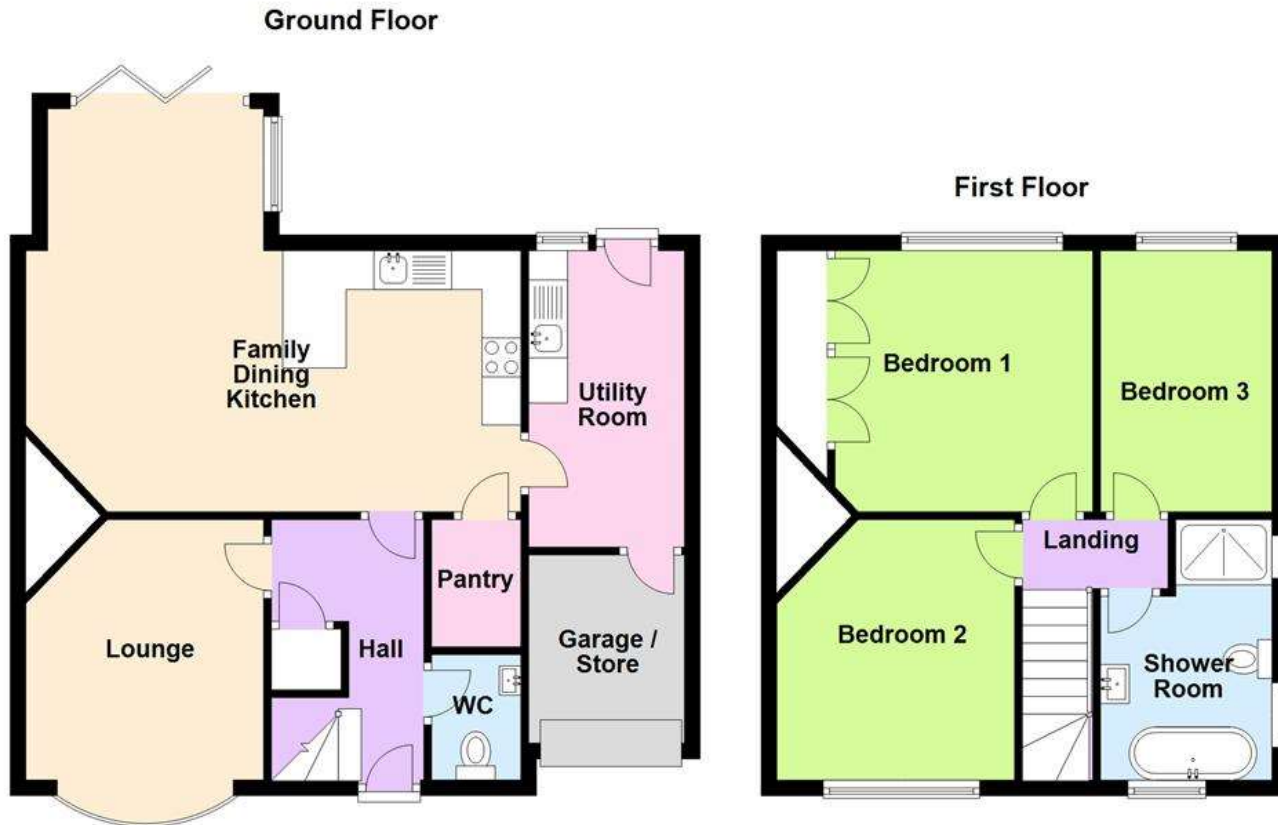
### Viewer's Note:

Services connected:  
Council tax band: D  
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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location