



College Road,
Sutton Coldfield, B73 5DJ

£400,000

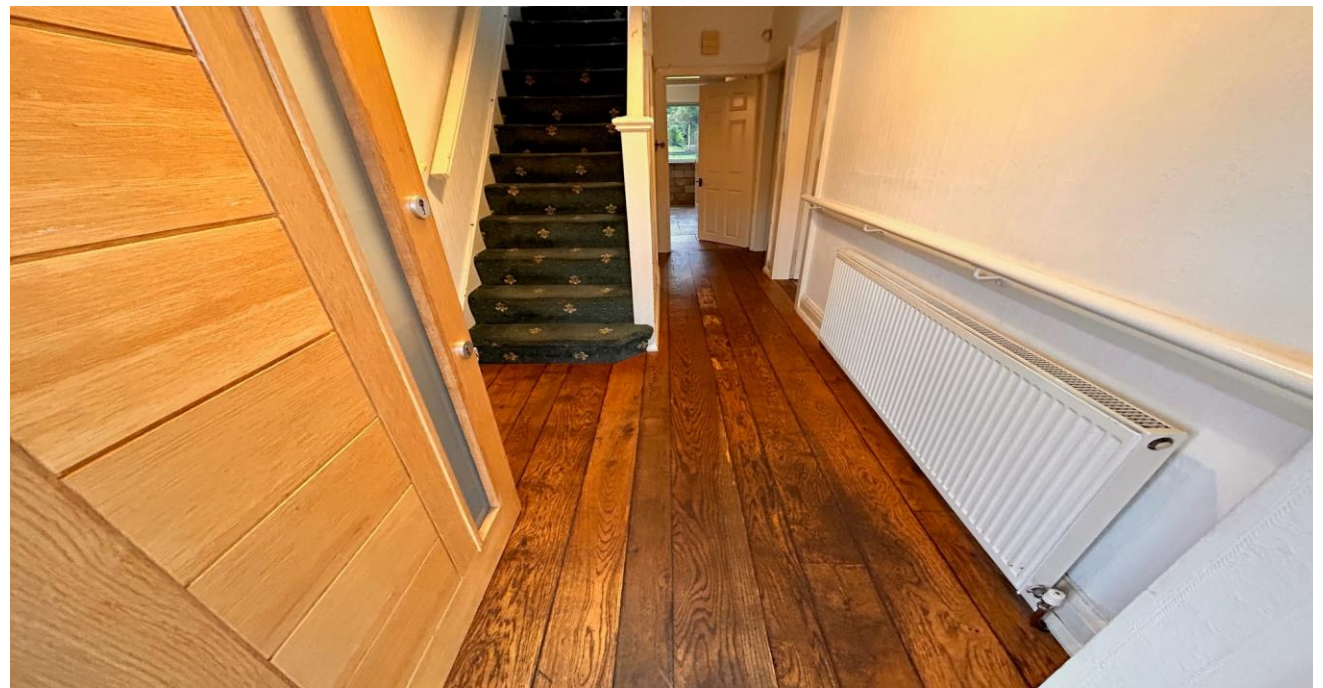
£400,000

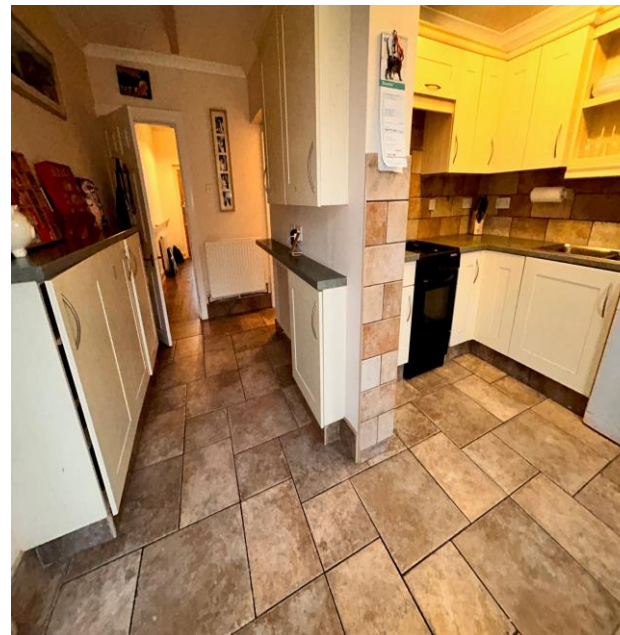


This superbly extended and well presented traditional style semi detached property occupies a most convenient location set on the borders of Boldmere within close proximity of desirable schools, shops, transport links and nearby Sutton Park.

The accommodation on offer briefly includes, an extended lounge dining room, separate sitting room and breakfast kitchen with access to a ground floor shower room and utility workshop room with independent access.

To the first floor the three bedrooms are complimented by a contemporary bathroom. Outside a driveway provides off road parking for vehicles whilst the generous mature rear garden is complimented by a patio.





Property Specification

SUPERBLY LOCATED EXTENDED THREE BED SEMI-DETACHED HOME
GENEROUS LOUNGE DINING ROOM
SEPARATE FAMILY / SITTING ROOM
BREAKFAST KITCHEN
CONTEMPORARY BATHROOM WITH SPA BATH

Family / Sitting Room 4.29m (14'1") max x 3.63m (11'11")

Lounge/Dining Room 5.45m (17'11") x 3.63m (11'11")

Breakfast Kitchen 4.75m (15'7") x 1.72m (5'8")

Shower Room

Utility Store Room 3.68m (12'1") x 2.32m (7'7")

Bedroom 1 4.33m (14'2") max x 3.24m (10'7")

Bedroom 2 3.63m (11'11") x 3.24m (10'7")

Bedroom 3 2.70m (8'10") x 2.10m (6'11")

Bathroom

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: 21st December 2023

Viewer's Note:

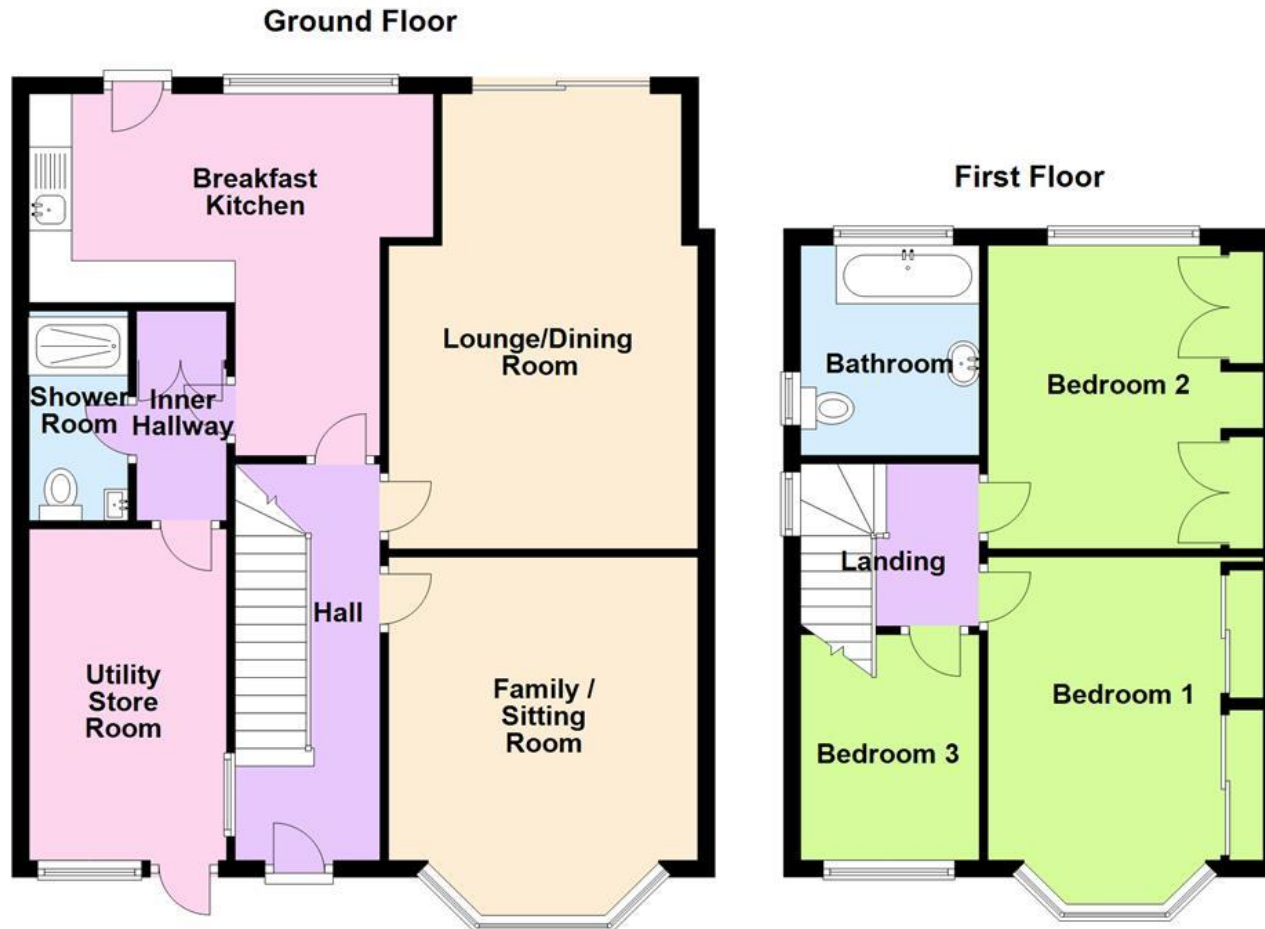
Services connected: Gas, Electricity, Water, Mains Drainage

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		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

