



Welshmans Hill,
Sutton Coldfield, B73 6RE

Offers in the Region Of £250,000

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This well presented semi-detached bungalow occupies a popular and convenient location set within close proximity of many sought after amenities including shops, parks, transport links and schools.

Offering the advantage of no onward chain the accommodation is entered via an enclosed porch and includes a well proportioned lounge dining room with conservatory off, two bedrooms a fitted kitchen and modern shower room.

Sitting behind a driveway and lawned fore-garden a secure side gate takes you through to the pleasant rear garden and patio.





Property Specification

WELL PRESENTED SEMI-DETACHED BUNGALOW
TWO BEDROOMS
NO ONWARD CHAIN
MODERN STYLE SHOWER ROOM
GOOD SIZE LOUNGE DINING ROOM

Porch

Hall

Kitchen 3.00m (9'10") x 1.98m (6'6")

Lounge 3.86m (12'8") x 2.96m (9'9")

Dining Area 1.98m (6'6") x 1.95m (6'5")

Conservatory

Bathroom

A/C

Bedroom 1 3.86m (12'8") x 3.12m (10'3")

Bedroom 2 3.12m (10'3") x 3.06m (10')

Agent's Note:

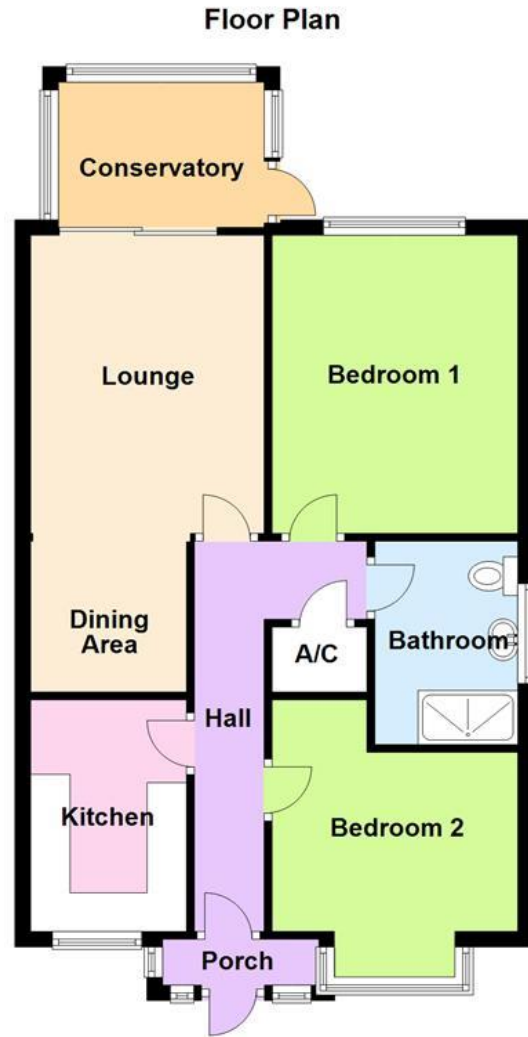
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Came on the market: 17th January 2024

Viewer's Note:

Services connected: Gas, Electric, Water and 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		88 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Map Location

