



Denholm Road, Sutton Coldfield, B73 6PP

Guide Price £350,000

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This superbly located well proportioned traditional semi-detached property occupies an enviable location set within close proximity of many sought after amenities including desirable schools, shops, and parks. Offering the advantage of no onward chain the accommodation on offer is accessed via an enclosed porch leading to a hall with doors off to separate reception rooms, a kitchen, verandah utility and wc . To the first floor there are three generous bedrooms a 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.





## Property Specification

BEING SOLD THROUGH AUCTION  
 BUY IT NOW OPTION AVAILABLE  
 BUYER FEE APPLIES  
 SUPERBLY LOCATED TRADITIONAL SEMI-DETACHED  
 THREE GENEROUS BEDROOMS

Porch

Hall

Dining Room 4.84m (15'11") max x 3.33m (10'11")

Lounge 4.39m (14'5") max x 3.33m (10'11")

Kitchen 3.16m (10'4") max x 1.95m (6'5")

Store

WC

Verandah

Utility 1.65m (5'5") x 1.56m (5'1")

Bathroom

WC

Landing

Bedroom 2 4.53m (14'10") x 3.33m (10'11") max

Bedroom 1 5.00m (16'5") max x 3.33m (10'11")

Bedroom 3 3.66m (12') x 3.34m (10'11")

Garage

### Agent's Note:

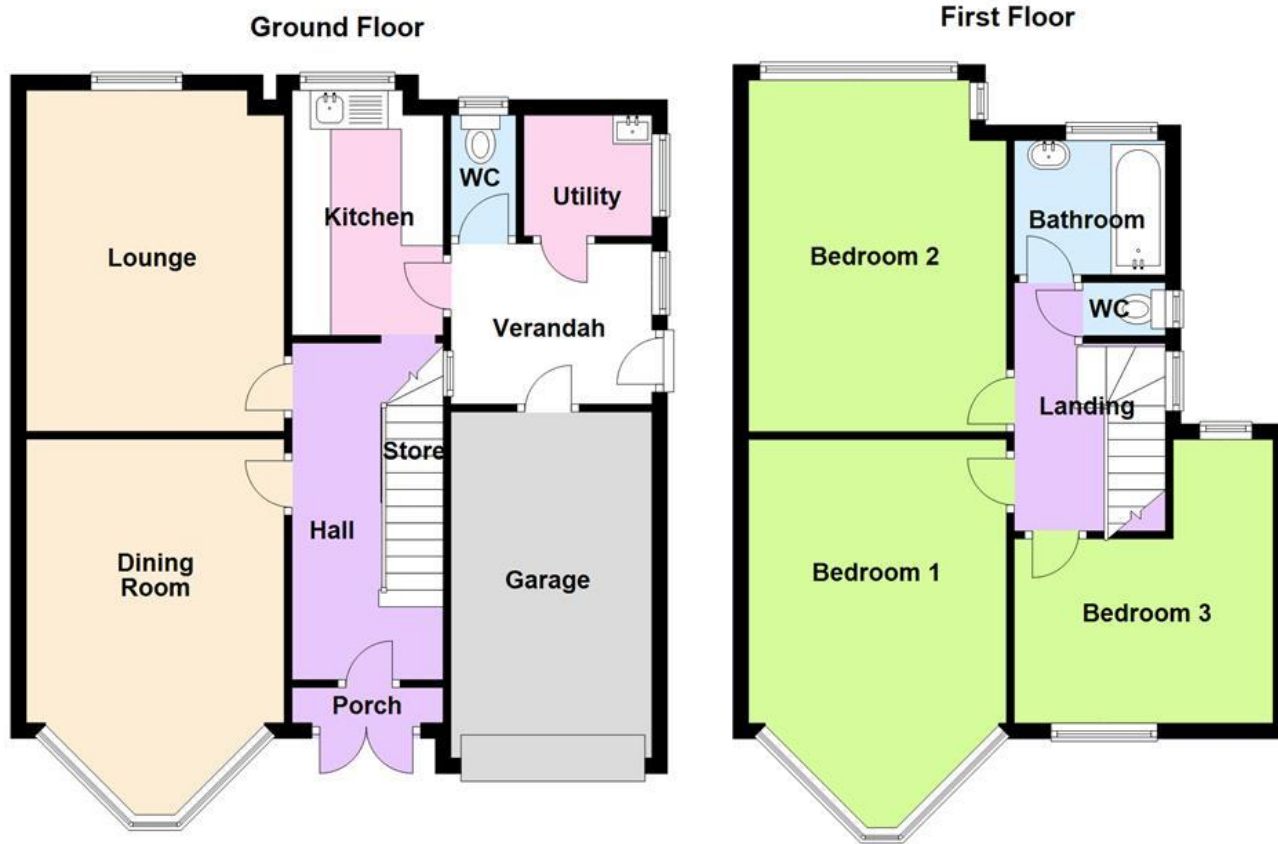
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 22nd January 2024

### Viewer's Note:

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

## Map Location

