



Sheffield Road,
Sutton Coldfield, B73 5HA

Offers Over £240,000

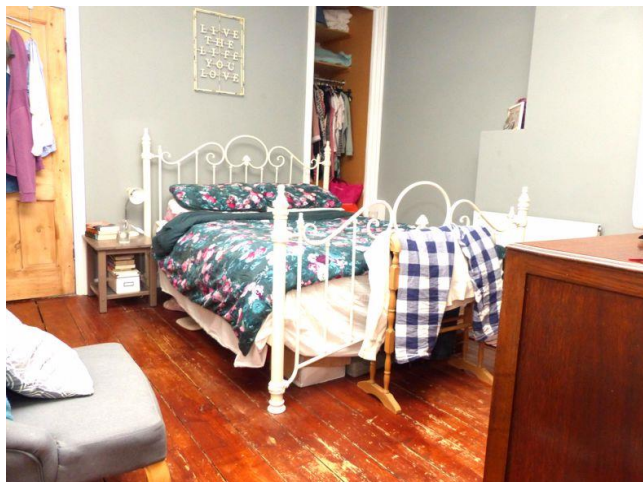
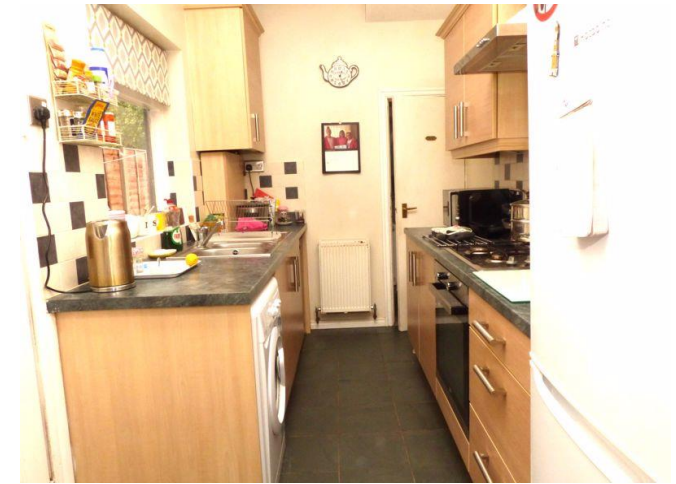
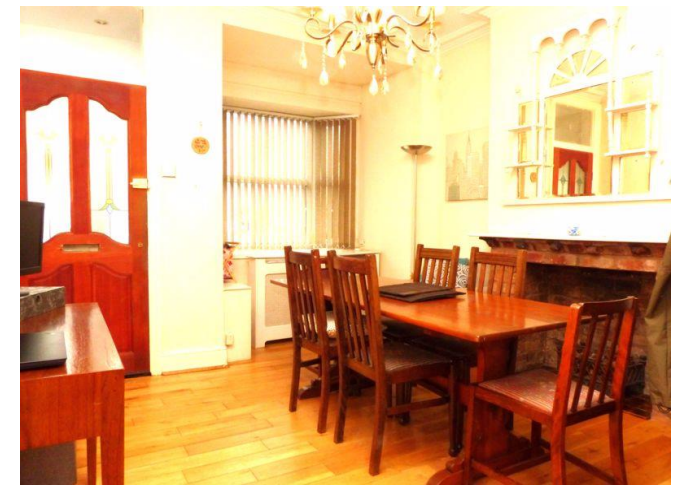
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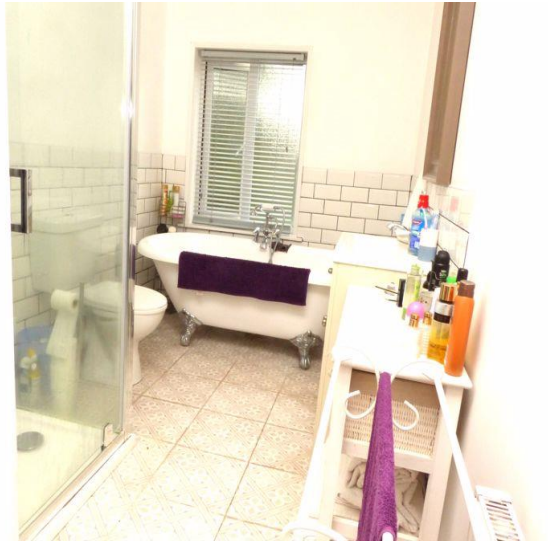


This charming and characterful period semi detached property occupies a most convenient and coveted location set within close proximity of many desirable amenities including nearby Chester Road train station, schools, shops and transport links.

Offering the advantage of no onward chain the accommodation itself comprises separate reception rooms, a kitchen and shower room to the first floor, with two double bedrooms and an en-suite bathroom to the first.

Outside there is a gravelled frontage and gated side access to a lawned rear garden with outhouse and shed.





Property Specification

CHARACTERFUL PERIOD SEMI DETACHED PROPERTY
TWO DOUBLE BEDROOMS
NO ONWARD CHAIN
SEPARATE RECEPTION ROOMS
EN-SUITE BATHROOM

Lounge 3.71m (12'2") x 3.53m (11'7")

Dining Room 4.01m (13'2") x 3.40m (11'2")

Kitchen 3.53m (11'7") x 2.02m (6'8")

Shower Room 6' 0" x 5' 0" (1.83m x 1.52m)

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Bedroom 3.71m (12'2") x 3.58m (11'9")

Bedroom 3.43m (11'3") x 3.40m (11'2")

Bathroom 14' 10" x 6' 5" (4.52m x 1.95m)

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: 20th February 2024

Viewer's Note:

Services connected: Gas, Electric, Water
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

