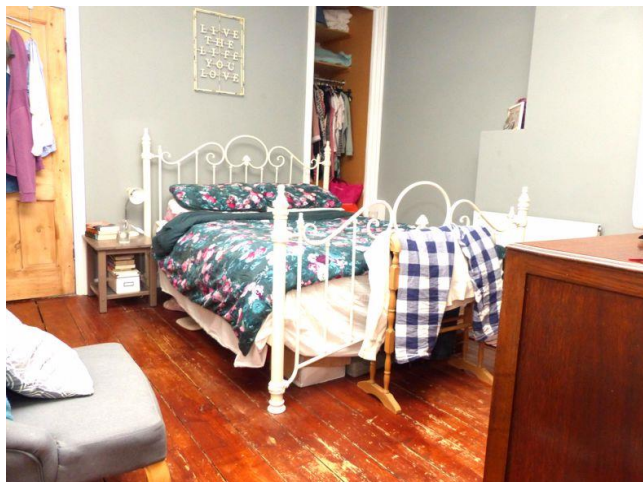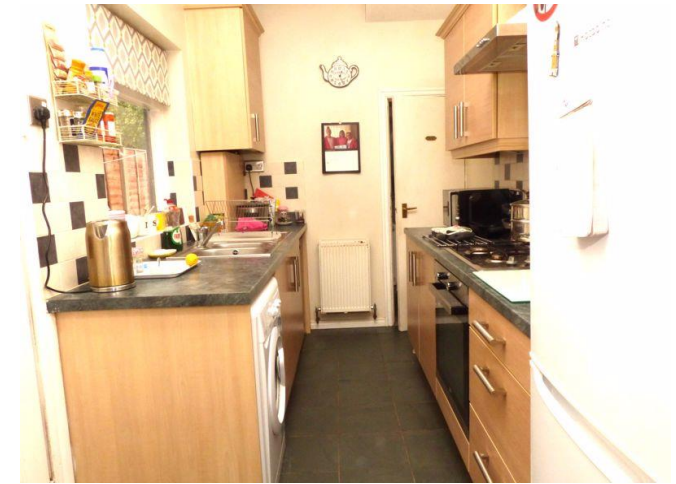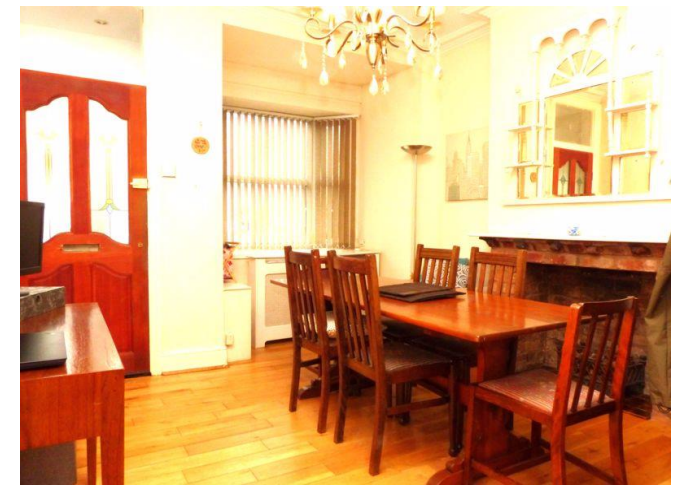# Sheffield Road,
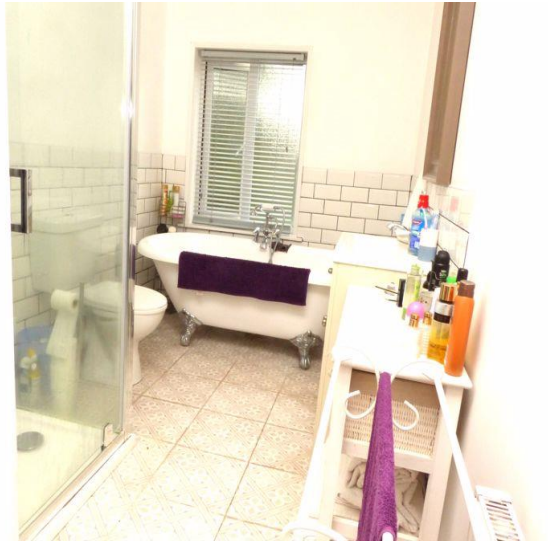## Sutton Coldfield, B73 5HA

## Offers Over £240,000

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)

-

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:

## 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*

## Ground Floor

Shower Room

Storage

Kitchen

Lounge

Store — Hall

Dining Room

Porch

## First Floor

Bathroom

Bedroom

Landing

Bedroom

## Map Location