



Melrose Avenue,
Sutton Coldfield, B73 6NS

£675,000

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- SUPERBLY LOCATED CHARACTERFUL EXTENDED DETACHED PROPERTY
 - FOUR WELL PROPORTIONED BEDROOMS
 - SEPARATE LOUNGE AND DINING ROOM
 - BREAKFAST KITCHEN
 - CONSERVATORY

This attractive characterful extended four bed detached property occupies an enviable and coveted location set close to Sutton Park with excellent local amenities schools and transport links. The beautiful accommodation retains many original features and includes separate reception rooms, a breakfast kitchen, conservatory, utility and guest cloakroom. With a driveway providing off road parking for vehicles and secure gated access to the most attractive mature rear garden the property must be viewed at the earliest opportunity in order to avoid disappointment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Birmingham City Council.

Services Connected: Electric, Gas, Water and Mains Drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Porch

Hall

Dining Room 4.81m (15'9") x 3.40m (11'2")

Lounge 4.19m (13'9") x 3.40m (11'2")

Breakfast Kitchen 5.11m (16'9") x 3.63m (11'11")

Utility 1.47m (4'10") x 1.45m (4'9")

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Landing

Bedroom 1 4.81m (15'9") x 3.40m (11'2")

Bedroom 2 4.19m (13'9") x 3.40m (11'2")

Bedroom 3 3.02m (9'11") x 2.59m (8'6")

Bedroom 4 3.53m (11'7") x 2.39m (7'10")

Bathroom

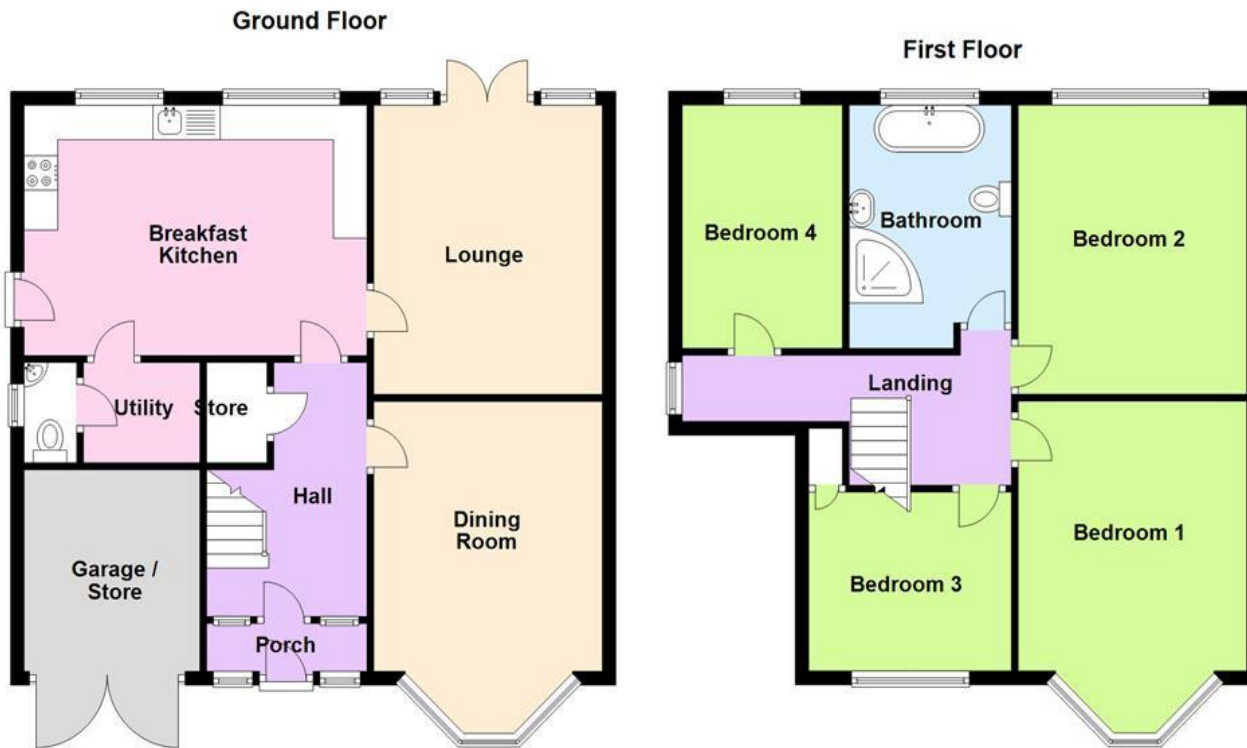
Garage / Store





Floor Plan

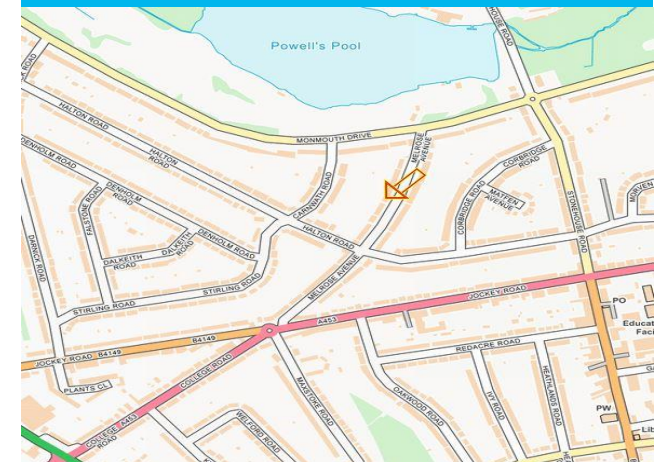
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 28th March 2024