



College Hill,  
Sutton Coldfield, B73 6HA

**£575,000**

- **SUPERB THREE STOREY PROPERTY IN ENVIABLE TOWN CENTRE LOCATION**
  - **FABULOUS BASEMOUNT ANNEX TO LOWER GROUND FLOOR**
  - **FIVE BEDROOMS SET OVER FIRST AND LOWER GROUND FLOORS**
    - **GROUND FLOOR LOUNGE AND FAMILY DINING KITCHEN**
  - **GENEROUS ANNEX LOUNGE DINING ROOM WITH KITCHENETTE**
- **GROUND FLOOR CLOAKROOM AND LOWER GROUND FLOOR SHOWER ROOM**
  - **FIRST FLOOR BATHROOM AND ENSUITE SHOWER ROOM**
    - **OFF ROAD PARKING FOR THREE CARS**
    - **NO ONWARD RELATED CHAIN**

This superbly presented three storey five bedroom semi-detached property occupies an enviable and sought after town centre location set within close proximity of desirable schools for all ages along with superior public transport links, entertainment and shops. Offering the advantage of no onward chain the stunning accommodation on offer includes a lower ground floor annex suitable for a variety of uses. The ground floor offers a lounge, family dining kitchen and guest wc whilst the first floor has four bedrooms a family bathroom and en-suite shower room. The lower ground floor annex incorporates a generous lounge dining room with kitchenette, a double bedroom and shower room. Outside there is off road parking for three vehicles with gated access to the lawned rear garden which can also be reached via the lower and ground floors. An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, Electric, Water and Drainage.

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

or via [Suttoncoldfield@paulcarrestateagents.co.uk](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)



**Porch**

**Hall**

**Lounge 3.70m (12'2") max x 3.45m (11'4")**

**Open Family Dining Kitchen 6.82m (22'4") x 3.01m (9'11")**

**WC**

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**Hall**

**Family Dining Kitchenette 6.07m (19'11") x 5.06m (16'7")**

**Bedroom 3.54m (11'7") x 3.35m (11')**

**Shower Room**

**WC**

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**Landing**

**Bedroom 1 3.28m (10'9") x 3.01m (9'11")**

**En-suite Shower Room**

**Bedroom 2 3.70m (12'2") x 3.45m (11'4")**

**Bedroom 3 3.33m (10'11") x 2.72m (8'11")**

**Bedroom 4 2.12m (6'11") x 1.90m (6'3")**

**Bathroom**





# Floor Plan

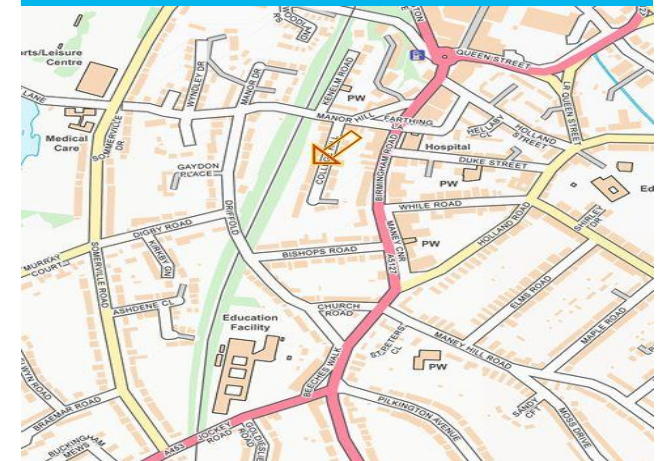
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

EPC TO FOLLOW

## 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: 26th April 2024