



Corbridge Road,
Sutton Coldfield, B73 6NW

Offers in Excess of £650,000

- **SUPERBLY PRESENTED WELL EXTENDED DETACHED PROPERTY**
 - **FOUR BEDROOMS**
 - **FAMILY BATHROOM AND ENSUITE SHOWER ROOM**
- **FABULOUS CONTEMPORARY FAMILY BREAKFAST KITCHEN WITH BI-FOLD DOORS AND VELUX WINDOWS**
 - **LOUNGE WITH LOG BURNER AND SEPARATE SITTING ROOM**
 - **UTILITY ROOM AND GROUND FLOOR SHOWER ROOM**
 - **GENEROUS GARDEN AND PATIO**
- **CLOSE PROXIMITY TO BOLDMERE HIGH STREET AND NEARBY SUTTON PARK**

This superb extended four bed detached property offers an excellent opportunity for buyers, occupying a coveted and convenient location the property sits within close proximity of many desirable amenities including sought after schools, shops and transport links. The accommodation itself is presented to the highest and includes a contemporary family breakfast kitchen with bi-fold doors and velux windows along with a lounge having a log burner, separate sitting room and utility room with shower room off. To the first floor there are four bedrooms an en-suite shower room and family bathroom. Outside a driveway provides off road parking and garage access whilst a secure side gate leads to the generous mature rear garden and patio.

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: Gas, Electricity, 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

Lounge 5.10m (16'9") x 3.30m (10'10")

Sitting Room 4.05m (13'3") x 3.15m (10'4")

Family Dining Kitchen 5.72m (18'9") x 2.71m (8'11")

Utility Room 2.61m (8'7") x 1.70m (5'7")

Shower Room

Landing

Bedroom 1 4.62m (15'2") x 2.91m (9'6")

En-suite Shower Room

Bedroom 2 5.33m (17'6") x 3.30m (10'10")

**Bedroom 3 4.05m (13'3") x 3.15m (10'4") plus
0.39m (1'3") x 0.39m (1'3")**

Bedroom 4 3.51m (11'6") max x 2.39m (7'10")

Bathroom

Garage





Floor Plan

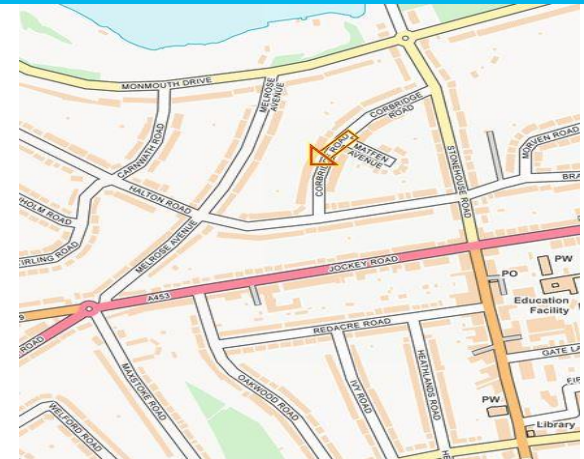
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

AWAITING EPC

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: