



College Road,  
Sutton Coldfield, B73 5DJ

Offers in the Region Of £325,000

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- **SUPERBLY PRESENTED PERIOD TERRACE**
  - **THREE BEDROOMS**
  - **ENSUITE SHOWER ROOM**
- **FAMILY BATHROOM WITH SEPARATE BATH AND SHOWER**
  - **LOUNGE AND SEPARATE DINING ROOM**
    - **BREAKFAST KITCHEN**
  - **ATTRACTIVE REAR GARDEN AND PATIO**
    - **OFF ROAD PARKING TO FRONT**

This superbly presented ideally situated three bed period terrace enjoys close proximity to many desirable local amenities including shops, schools and transport links. The accommodation itself boasts many original features and includes separate reception rooms, a breakfast kitchen, en-suite shower room and family bathroom. Outside a driveway provides off road parking for vehicles whilst a secure gate leads to the attractive garden and patio. 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 C 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)



## Hall

Lounge 3.96m (13') max x 3.56m (11'8")

Dining Room 3.76m (12'4") x 3.14m (10'4")

Kitchen 3.58m (11'9") x 2.70m (8'10")

## Landing

Bedroom 1 3.58m (11'9") x 3.14m (10'4")

## En-suite Shower Room

Bedroom 2 3.30m (10'10") x 2.00m (6'7")

Bedroom 3 2.74m (9') x 2.30m (7'7")

## Bathroom





# Floor Plan

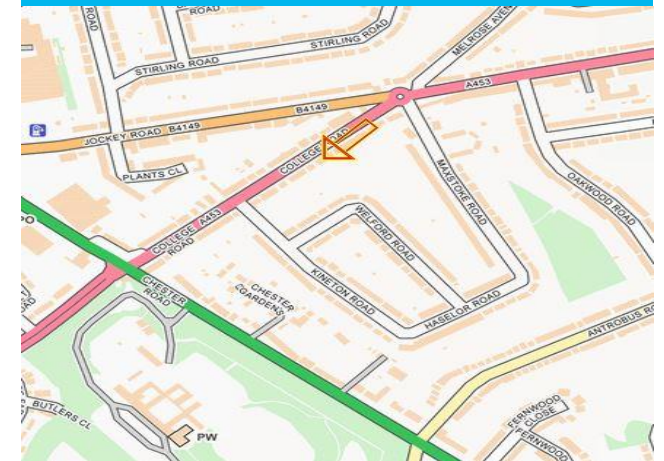
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

NEW INSTRUCTION  
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: 13th May 2024