



Antrobus Road,
Sutton Coldfield, B73 5EL

Offers in the Region Of £440,000

- **WELL LOCATED EXTENDED TRADITIONAL SEMI DETACHED PROPERTY**
 - **FOUR BEDROOMS**
 - **LOUNGE DINING ROOM AND SEPARATE SITTING ROOM**
 - **KITCHEN EXTENSION WITH UTILITY AND GUEST WC OFF**
- **GROUND FLOOR WET ROOM, FAMILY BATHROOM AND ENSUITE SHOWER**
 - **STUDY AND CONSERVATORY**
 - **SUPERB MATUE REAR GARDEN AND PATIO**
- **GENEROUS DRIVE WITH OFF ROAD PARKING FOR MULTIPLE VEHICLES**

This superbly located generously proportioned extended four bed semi occupies a convenient location within close proximity of a desirable school, shops and transport links. The accommodation itself must be viewed in order to be appreciated and in brief details comprises a lounge dining room with conservatory off, a separate sitting room, kitchen extension, wet room and guest wc. To the first floor in addition to the four bedrooms there is a family bathroom, separate wc and shower room en-suite. Outside a generous driveway provides off road parking for vehicles whilst the excellently proportioned rear garden benefits from a patio, summer house and pond.

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



Porch

Hall

Lounge 3.71m (12'2") x 2.95m (9'8")

Sitting Room 3.78m (12'5") x 3.15m (10'4")

Dining Room 4.58m (15') x 2.87m (9'5")

Conservatory

Kitchen 3.98m (13'1") x 2.29m (7'6")

Laundry Room 1.59m (5'2") x 1.01m (3'4")

WC

Wet Room

Study 2.18m (7'2") x 2.00m (6'7")

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Landing

Bedroom 1 3.78m (12'5") x 3.15m (10'4")

En-suite Shower Room

Bedroom 2 3.71m (12'2") x 2.95m (9'8") plus 0.10m (0'4") x 0.10m (0'4")

Bedroom 3 3.69m (12'1") x 2.34m (7'8")

Bedroom 4 3.80m (12'6") max x 2.41m (7'11")

Bathroom

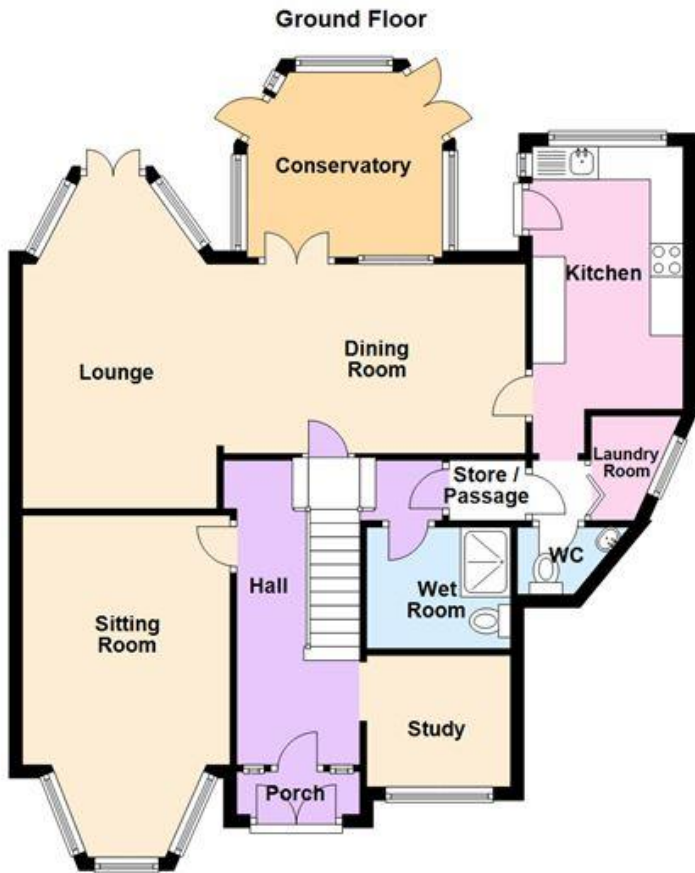
WC





Floor Plan

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

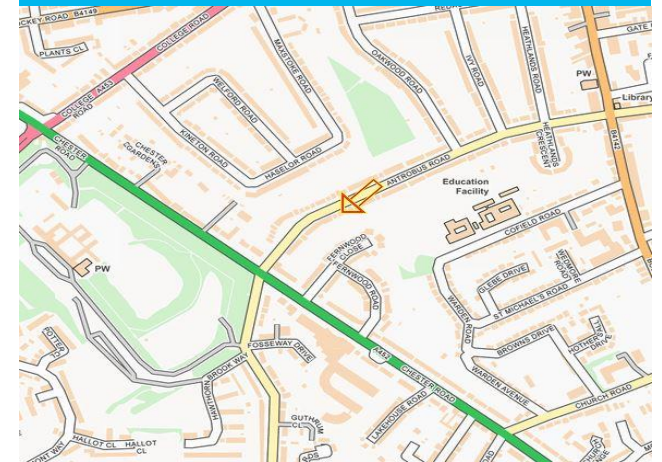


Energy Performance Rating

Score	Energy rating	Current	Potential
92	A		
84	B		
69	C		
55	D		
39	E		
21	F		
1	G		

**EPC TO FOLLOW-
NEW INSTRUCTION**

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: 14th May 2024