



Wakefield Close,  
Sutton Coldfield, B73 5UT

£400,000



- **WELL- PRESENTED EXTENDED TRADITIONAL STYLE SEMI**
  - **THREE WELL PROPORTIONED BEDROOMS**
- **SEPARATE LOUNGE AND DINING ROOM WITH PARTITION DOORS**
  - **EXTENDED BREAKFAST KITCHEN**
  - **SEPARATE UTILITY ROOM**
- **MODERN FAMILY BATHROOM WITH SEPARATE BATH AND SHOWER CUBICLE**
  - **CONTEMPORARY GUEST CLOAKROOM**
  - **GARAGE AND DRIVEWAY PARKING**

Superbly located for desirable local schools, shops and transport links, this extended traditional style three bed semi, occupies enviable cul-de-sac location set within close proximity of Boldmere High Street and Sutton Park. The beautifully presented accommodation includes a welcoming hallway with contemporary guest cloakroom off, separate reception rooms with partition doors, an extended breakfast kitchen, and utility room to the ground floor. The first floor offers three bedrooms and a bathroom with separate bath and shower cubicle. Driveway provides parking for vehicles and garage access, whilst a secure side gate leads to the mature, garden and patio. An early viewing must be undertaken in order to 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)







**Hall**

**Lounge 3.33m (10'11") x 3.33m (10'11")**

**Dining Room 4.73m (15'6") max x 3.33m (10'11")**

**Breakfast Kitchen 4.62m (15'2") x 2.33m (7'8")**

**Utility Room 2.24m (7'4") x 1.57m (5'2")**

**WC**

-

**Landing**

**Bedroom 1 4.72m (15'6") x 3.33m (10'11")**

**Bedroom 2 3.33m (10'11") x 3.33m (10'11")**

**Bedroom 3 3.17m (10'5") x 2.91m (9'6")**

**Bathroom**

**Garage**



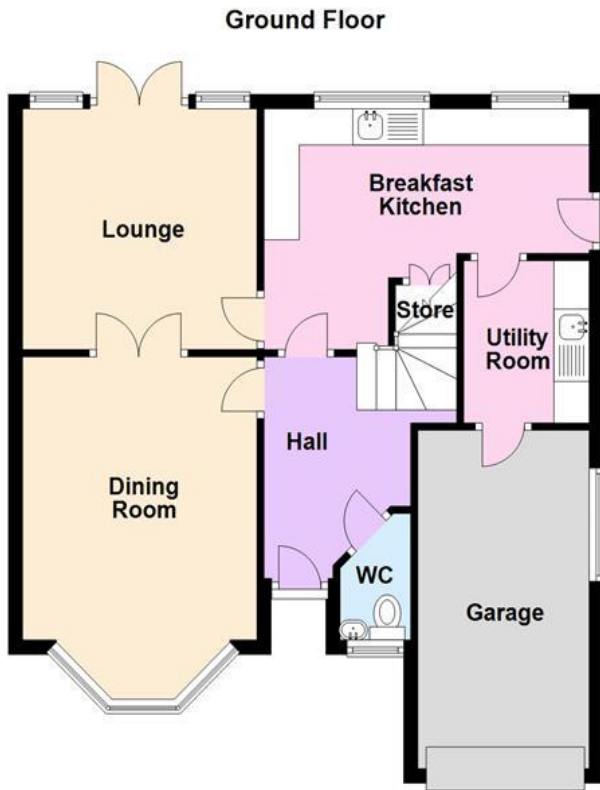






# Floor Plan

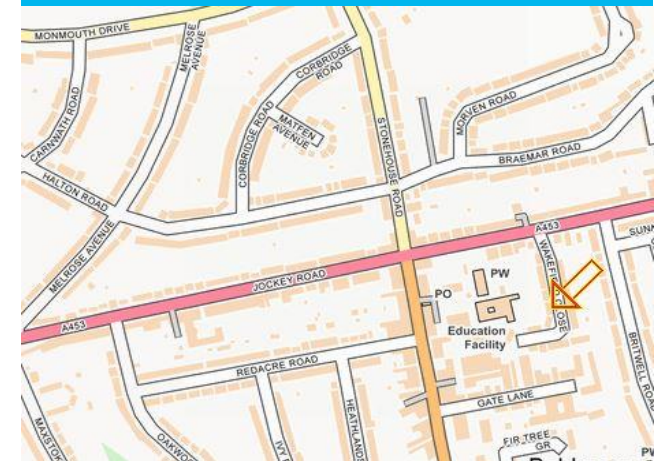
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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: 30th May 2024