



Maney Hill Road,
Sutton Coldfield, B72 1JL

Offers in the Region Of £575,000

- **SUPERBLY LOCATED THREE STOREY PERIOD SEMI**
 - **FOUR WELL PROPORTIONED BEDROOMS**
 - **THREE RECEPTION ROOMS**
- **IDEALLY LOCATED CLOSE TO SUTTON COLDFIELD TOWN CENTRE**
 - **KITCHEN WITH GROUND FLOOR SHOWER ROOM OFF**
- **CHARACTERFUL PROPERTY WITH MANY ORIGINAL FEATURES**
 - **SUPERB MATURE REAR GARDEN AND PATIO**
 - **NO ONWARD CHAIN**

This superbly located well proportioned three storey four bed period semi occupies an enviable location within close proximity of desirable schools, transport links and shops with nearby parks. Offering the advantage of no onward chain the characterful accommodation on offer retains many original features and includes, three reception rooms, a fitted kitchen, ground floor shower room, family bathroom and top floor kitchenette/box room. Outside a driveway provides off road parking for vehicles with a front garden and secure gated side access leads to a generous mature rear garden and patio. An early internal inspection 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 E 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 3.86m (12'8") x 3.61m (11'10")

Dining Room 3.94m (12'11") x 3.26m (10'8")

Kitchen 3.25m (10'8") x 2.72m (8'11")

Breakfast Room 3.44m (11'3") x 2.72m (8'11")

Shower Room

Landing

Bedroom 1 4.98m (16'4") x 3.63m (11'11")

Bedroom 2 3.92m (12'10") x 3.13m (10'3")

Bedroom 4 3.44m (11'3") x 2.72m (8'11")

Bathroom

Landing

Bedroom 3 5.34m (17'6") x 3.13m (10'3")

Kitchenette / Box Room 2.74m (9') x 1.55m (5'1")





Floor Plan

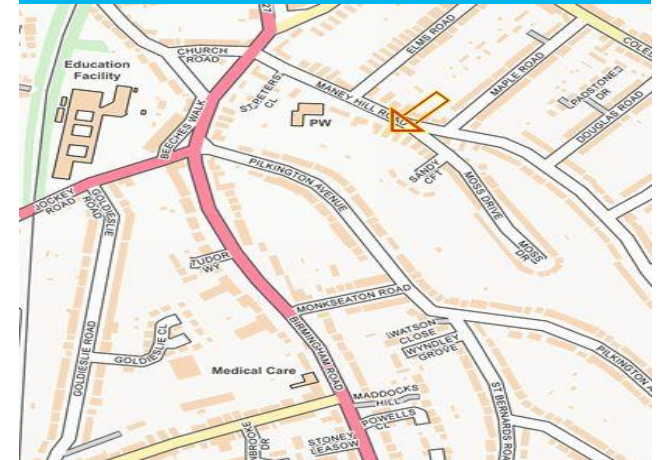
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91		NEW INSTRUCTION AWAITNG EPC	
69-80			
55-68			
39-54			
21-38			
1-20	G		74 C

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 June 2024