



College Road,
Sutton Coldfield, B73 5DJ

Offers in Excess of £350,000

- **SUPERBLY LOCATED EXTENDED THREE BED SEMI**
- **GENEROUS LOUNGE AND SEPARATE DINING ROOM**
 - **WELL PROPORTIONED KITCHEN**
 - **SIDE UTILITY/VERANDA WITH WC**
 - **EXCELLENT MATURE REAR GARDEN**
 - **SOME SCOPE FOR MODERNISATION**
 - **NO ONWARD CHAIN**

This well extended and superbly located traditional style three bed semi-detached property occupies an enviable situation set within close proximity of many sought after amenities including schools, shops and transport links. Offering the advantage of no onward chain with some scope for modernisation the accommodation on offer briefly includes separate reception rooms, a well proportioned kitchen with veranda/utility and wc off. The front of the house benefits from a driveway providing off road parking and garage access along with a fore-garden whilst to the rear is a generous mature garden. An early viewing must be undertaken in order to fully appreciate the opportunity on offer.

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 5.66m (18'7") x 3.66m (12')

Dining Room 4.31m (14'2") max x 3.66m (12')

Kitchen 2.44m (8') x 1.75m (5'9")

Utility 2.26m (7'5") x 2.00m (6'7")

WC

Landing

Bedroom 1 3.66m (12') max x 3.33m (10'11")

Bedroom 2 3.66m (12') x 3.33m (10'11")

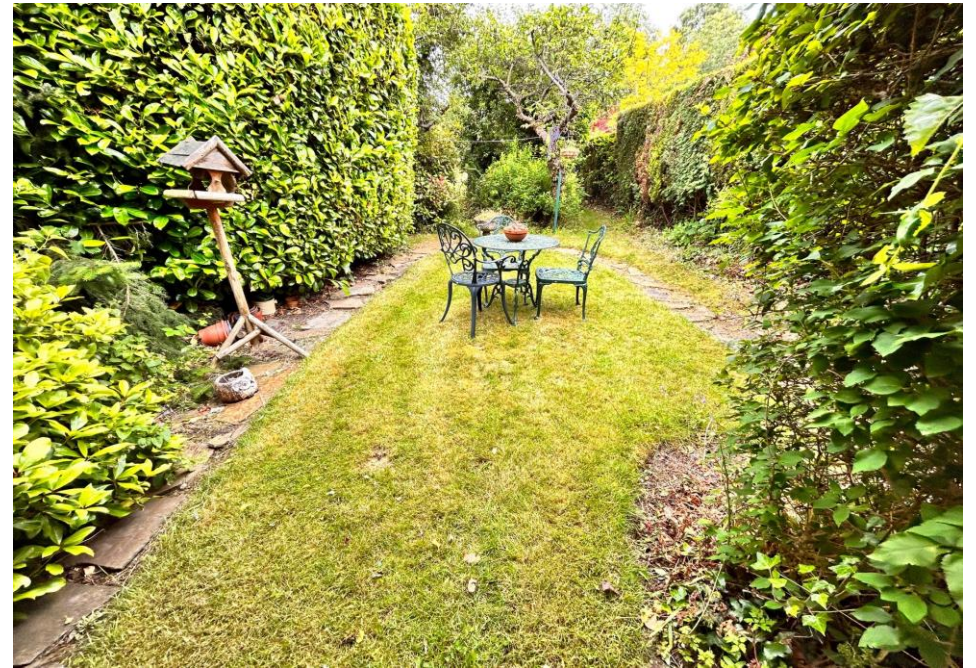
Bedroom 3 2.66m (8'9") x 2.10m (6'11")

Bathroom

WC

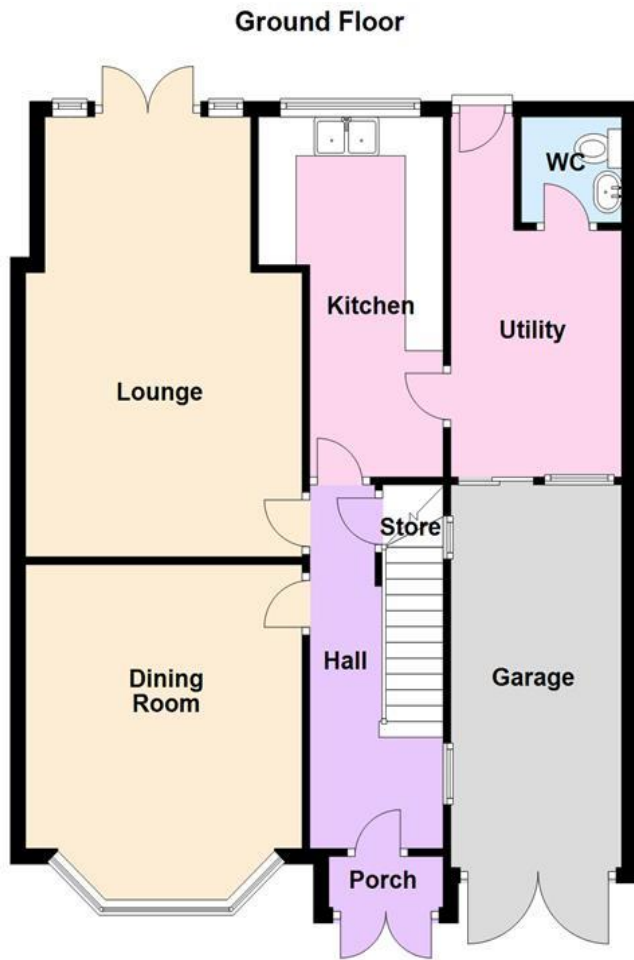
Garage





Floor Plan

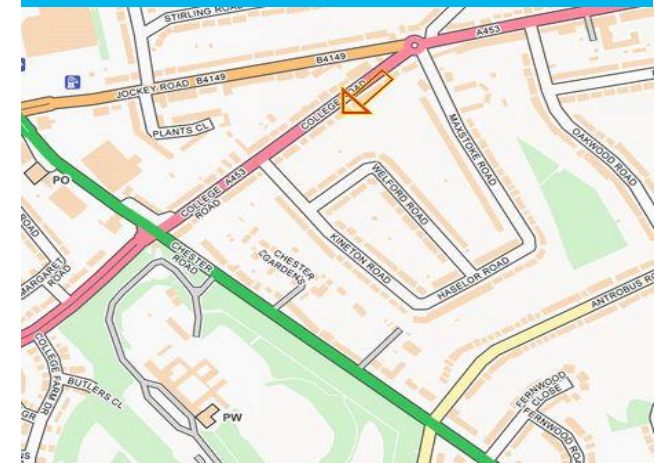
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 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: 17th June 2024