



Highbridge Road,
Sutton Coldfield, B73 5RB

£375,000

- **SUPERBLY PRESENTED PERIOD TERRACE**
 - **THREE BEDROOMS**
 - **FIRST FLOOR BATHROOM**
 - **MANY ORIGINAL FEATURES**
 - **BREAKFAST KITCHEN**
 - **CLOSE PROXIMITY TO BOLDMERE HIGH STREET**
- **BEAUTIFUL GARDEN AND OFF-ROAD PARKING TO REAR**

This superbly presented charming characterful three bed period terrace occupies an enviable and convenient location set within close proximity of Boldmere High Street and its many sought after amenities including schools, shops and entertainment. Offering the advantage of a superior local transport network the accommodation on offer briefly includes a welcoming porch and hall with attractive through lounge dining room and breakfast kitchen, Outside the house sits behind a walled fore-garden with a beautiful garden and patio to the rear along with the luxury of off road parking. An early viewing must be undertaken 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



Porch

Hall

Breakfast kitchen 6.58m (21'7") x 1.99m (6'6") max

Lounge 4.01m (13'2") x 3.00m (9'10")

Dining Room 3.28m (10'9") max x 3.00m (9'10")

Landing

Bedroom 1 4.13m (13'7") x 3.00m (9'10")

Bedroom 2 3.28m (10'9") x 3.00m (9'10")

Bedroom 3 2.58m (8'5") x 1.64m (5'5")

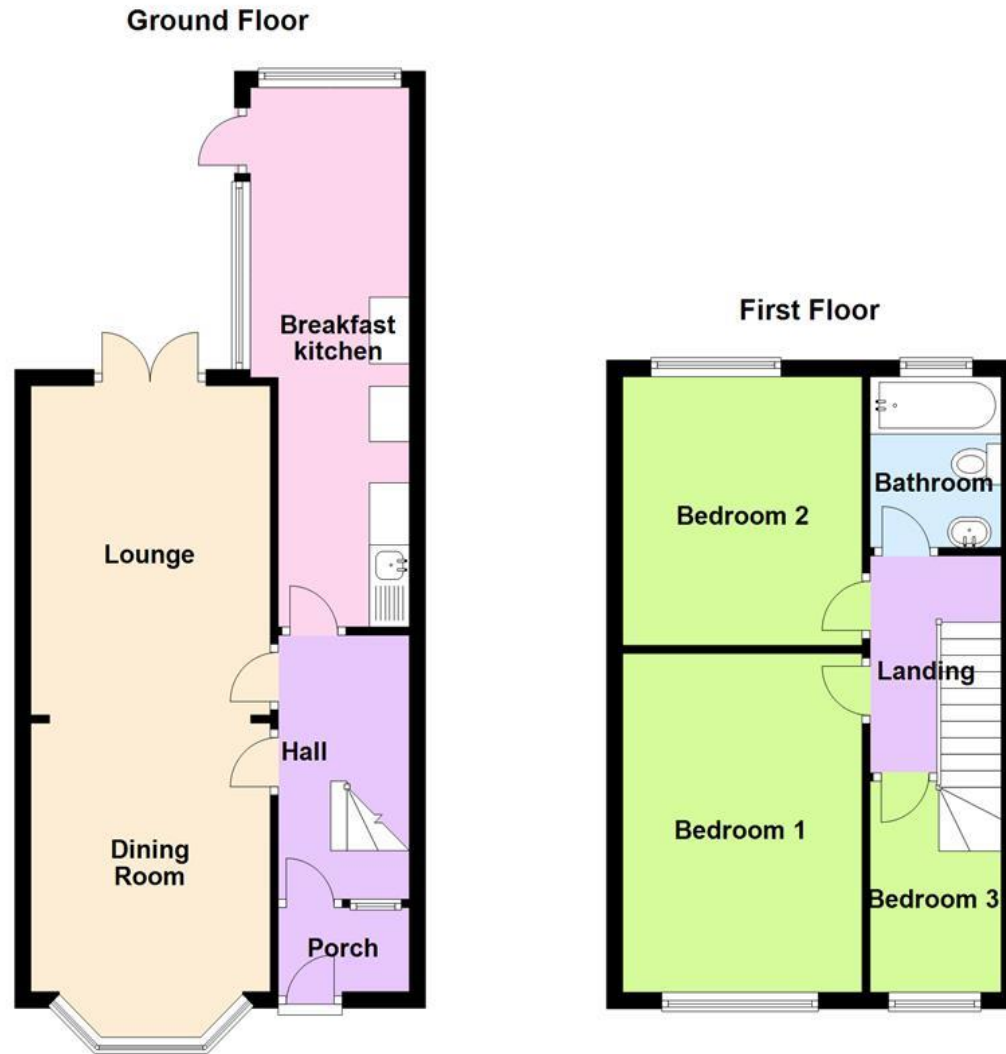
Bathroom





Floor Plan

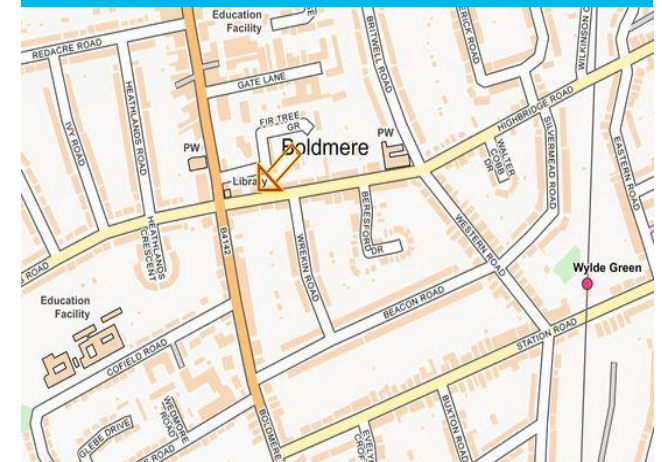
This floor plan is not drawn to scale and is for illustration purposes only

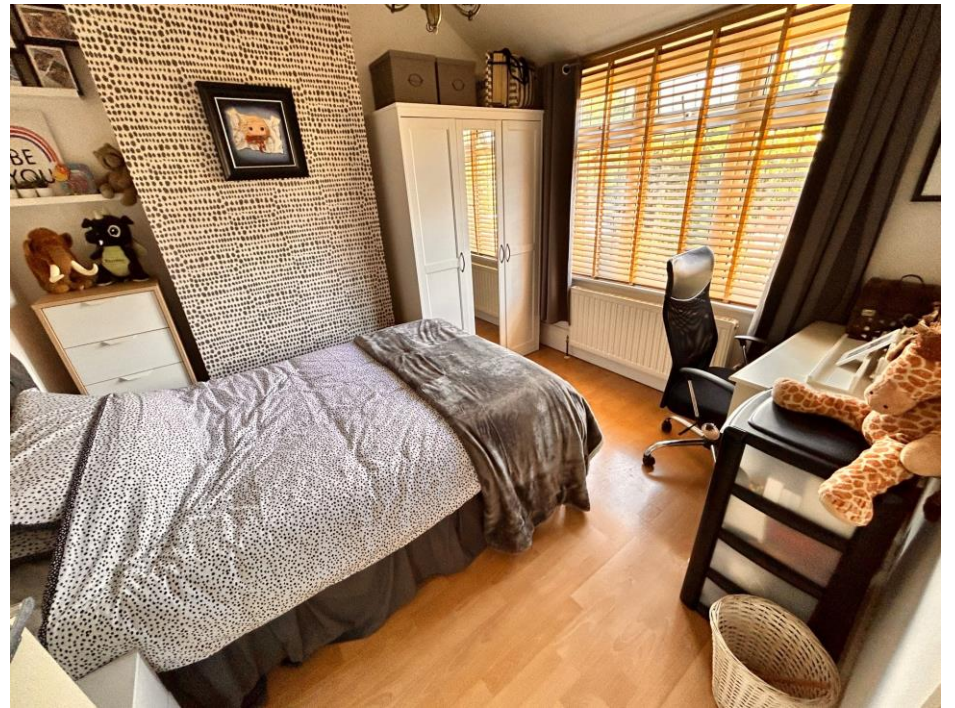


Energy Performance Rating

Awaiting EPC
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: 17th June 2024