



Elizabeth Road,
Sutton Coldfield, B73 5AP

Offers Over £350,000

**STUNNINGLY IMPROVED AND RENOVATED THREE STOREY SEMI
THREE DOUBLE BEDROOMS OVER TWO FLOORS
CONTEMPORARY RE-FITTED FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
EXCELLENT FAMILY DINING KITCHEN WITH UTILITY OFF
ATTRACTIVE LOUNGE WITH BAY WINDOW
GUEST CLOAKROOM
EXECUTIVE HOME FINISHED TO A HIGH STANDARD**

This stunning recently extended and developed three storey three double bed executive property offers an excellent opportunity for buyers. Having been finished to the highest standards it must be viewed in order to be fully appreciated. Ideally situated for sought after shops, schools and transport links the property benefits from no onward chain. The accommodation itself is accessed via an enclosed double glazed porch and welcoming hall with doors leading off to a fabulous family dining kitchen with utility off, a guest cloakroom and separate reception room. To the first floor two double bedrooms are complimented by a re-fitted family bathroom whilst the top floor master bedroom has a shower en-suite. Outside a newly block paved driveway offers off road parking for vehicles whilst there is a newly turfed lawn, patio and brick built store to the rear. An early viewing is essential in order to 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



Hall

Porch

Store

WC

Lounge 2.92m (9'7") x 2.87m (9'5")

Family Dining Kitchen 5.21m (17'1") x 5.01m
(16'5")

Utility Room 3.99m (13'1") x 1.14m (3'9")

Landing

Bathroom

Bedroom 3 2.92m (9'7") x 2.87m (9'5")

Bedroom 2 3.12m (10'3") x 2.92m (9'7")

Landing

Bedroom 1 4.77m (15'8") x 3.63m (11'11")

En-suite Shower Room





Floor Plan

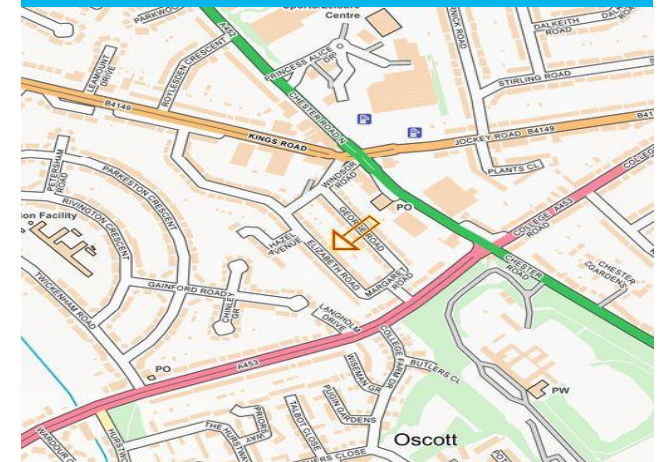
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 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: 18th June 2024