



Chavasse Road,  
Sutton Coldfield, B72 1NZ

Offers in the Region Of £285,000

Offers in the Region Of £285,000



This superbly extended well-presented two double bed end of terrace property occupies an enviable cul-de-sac location set within close proximity of a number of sought after schools, parks and amenities.

Occupying a convenient situation on the borders of Sutton town centre the home boasts a generous corner plot with beautiful garden.

The accommodation itself includes separate reception rooms, a guest cloakroom and fitted kitchen with generous side carport/garage and brick-built store. An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





## Property Specification

SUPERBLY EXTENDED WELLPRESENTED END OF TERRACE  
TWO WELL PROPORTIONED BEDROOMS  
FIRST FLOOR BATHROOM  
EXCELLENT CORNER PLOT WITH BEAUTIFUL GARDEN  
CLOSE PROXIMITY TO DESIRABLE SCHOOLS AND PARKS

Porch

Hall

Kitchen 4.77m (15'8") x 2.08m (6'10")

Lounge 3.68m (12'1") x 2.89m (9'6")

Dining Room 3.89m (12'9") x 3.45m (11'4")

WC

Landing

Bedroom 1 3.89m (12'9") x 3.45m (11'4")

Bedroom 2 2.92m (9'7") x 2.90m (9'6")

Bathroom

Car Port / Garage

Shed

### 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: 19th June 2024

### Viewer's Note:

Services connected: Gas, Electric, Water and Drainage  
Council tax band: B  
Tenure: Freehold

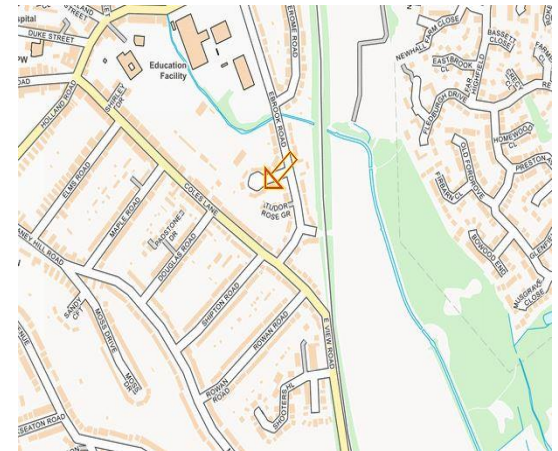
# Floor Plan

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

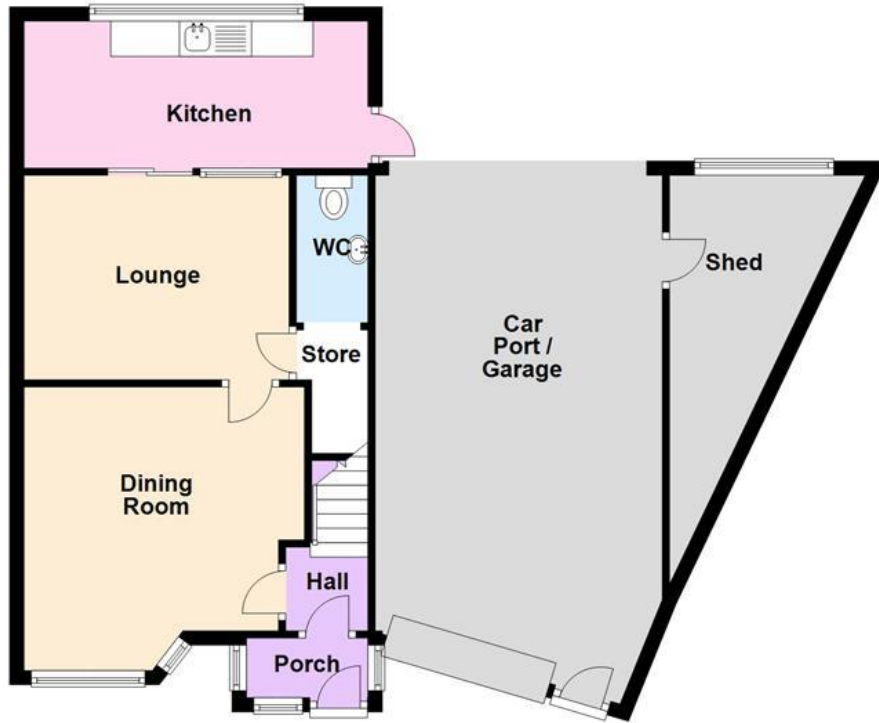
## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location



Ground Floor



First Floor

